



# CITY OF LONG BEACH R-8

OFFICE OF THE CITY MANAGER

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June 17, 2014

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute all documents necessary to accept and transfer fee title to 3800 East Willow Street, also known as Schroeder Hall (Assessor Parcel Numbers 7218-002-913, 7218-002-914 and 7218-002-915), from the United States of America and its assigns to the City of Long Beach, a municipal corporation. (District 5)

## DISCUSSION

The former Schroeder Hall U.S. Army Reserve Center at 3800 East Willow Street (Property) was declared surplus by the Federal Government under the provisions of the 2005 Base Realignment and Closure Act (BRAC) Commission. The City Of Long Beach was recognized as the Local Redevelopment Authority (LRA) responsible for reuse planning for the site. Following BRAC guidelines, a Citizen Advisory Committee developed a reuse plan for the site for use as a new East Division Police Substation. On December 18, 2007, the reuse plan was approved by the Long Beach City Council acting as the LRA. On August 26, 2010, the U.S. Department of Justice approved the plan as a public benefit conveyance.

The new facility will accommodate the Long Beach Police Department's East Division, currently located at 4800 Los Coyotes Diagonal, and will include locker rooms, showers, restrooms and gym facilities, an elevator to provide ADA accessibility, public waiting and reception areas, and a multi-purpose/community room.

The Federal Government is now prepared to convey the Property to the City. The Grant Deed contains the following major terms and provisions:

- CERCLA Covenant – Federal Government remains responsible for environmental response or corrective action necessary to protect human health and the environment found to be necessary after the date of transfer, except for asbestos.
- Asbestos Covenant – City Of Long Beach will be responsible for any remediation or abatement of asbestos.
- Reversionary Interest – If any portion of the Property is used for any purpose other than law enforcement, at the option of the United States, title and interest in and to the Property shall revert to and become property of the United States.
- “AS IS” Condition – City of Long Beach acknowledges that it has inspected or had the opportunity to inspect the Property and accepts the condition and state of repair of the Property, and understands and agrees that the Property and any part thereof is offered “AS IS” without any representation, warranty or guaranty.
- Transfer Limitations – The Property shall not be sold, leased, assigned, encumbered, or otherwise disposed of without the prior written approval of the United States. Any such disposition shall assure the continued use and maintenance of the Property for law enforcement purposes subject to the same terms and conditions in the original instrument of conveyance.

This matter was reviewed by Deputy City Attorney Richard Anthony on June 2, 2014, and by Budget Management Officer Victoria Bell on June 3, 2014.

#### TIMING CONSIDERATIONS

City Council action is requested on June 17, 2014, in order to facilitate the conveyance of the Property to the City of Long Beach, secure the facility and continue with preparations for the construction of the Tenant Improvements for the relocation of the East Division Police Substation.

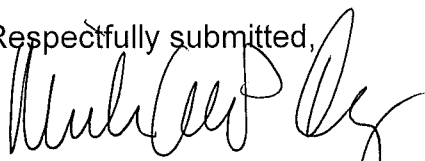
#### FISCAL IMPACT

There is no fiscal impact associated with the subject conveyance.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY, DIRECTOR OF  
BUSINESS AND PROPERTY DEVELOPMENT

R. Fuwa for JMCD.

JIM McDONNELL  
CHIEF OF POLICE

APPROVED:



PATRICK H. WEST  
CITY MANAGER

MPC: JM