



Building A Better Long Beach

November 17, 2008

Item 4

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a reimbursement agreement with the Autrey Family, LLC, and adopt a Resolution of Benefit for the rerouting of utilities and construction of a sidewalk and driveway approaches at 2125 E. Spring Street, site of the new Long Beach BMW Motorcycle dealership. (North – District 5)

DISCUSSION

The Autrey Family, LLC (Developer), owner of the property at 2125 E. Spring Street, has constructed a Long Beach BMW Motorcycle dealership on the site (Exhibit A – Site Photograph). A utility pole resides between this property (Exhibit B – Site Map) and the adjacent property at 3000 Cherry Avenue, which provides electrical and telephone services to both sites. In order to assist with the development of this new dealership, staff proposes removing the utility pole and moving the utilities underground for both properties. In addition, new sidewalks and driveway approaches for the dealership would be provided. The Developer has entered into a contract with a general contractor to complete the work.

In August 2008, Redevelopment Agency (Agency) staff executed a Right of Entry with both property owners and their tenant to ensure that Verizon and Southern California Edison (Edison) could prepare plans and specifications for the removal of the utility pole. The Developer has received the estimated costs from Verizon and Edison, and the calculated cost of replacing the sidewalk and approaches. The total cost for this project is estimated at \$187,300.

Agency staff proposes to enter into a reimbursement agreement with the Developer for an amount not to exceed \$225,000 to complete this project. The total cost would depend upon reimbursement of expenditures supported by receipts.

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California Redevelopment Law provides that the Agency may, with the consent of the City Council, pay for public improvements if the City Council determines all of the following:

- That the construction of such public improvements is of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located;
- That no other reasonable means of financing the public improvements are available to the community; and
- That the payment of redevelopment agency funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the project area.

Since the Agency is funding construction of these public improvements, these findings must be made. These public improvements include removal of a utility pole, moving the utilities underground for two properties, and new sidewalks and driveway approaches for the Long Beach BMW Motorcycle dealership. These improvements will serve to support economic revitalization by providing a positive environmental impact for the project area.

A Resolution is attached making certain findings regarding the construction of these public improvements with redevelopment funds in the North Long Beach Redevelopment Project Area. The City Council will be acting on the same Resolution following Agency approval.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DC

Attachments: Exhibit A – Site Photograph
Exhibit B – Site Map
Redevelopment Agency Resolution

RESOLUTION NO. R.A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
MAKING CERTAIN FINDINGS REGARDING THE
CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS
WITH REDEVELOPMENT FUNDS (2125 EAST SPRING
STREET PROJECT)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the North Long Beach Redevelopment Project Area (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located within the boundaries of the Project, and proposes to use redevelopment funds to finance these improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the acquisition of land and construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the appropriations limitation of Article XIII B of the California Constitution;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency determines that the construction of public improvements, more particularly described in Exhibit "A" are of benefit to the Project

and the immediate neighborhood in which the Project is located. This finding is supported by the following facts:

The relocation of utilities and the construction of sidewalks and driveway approaches are necessary to assist the redevelopment of the property located at 2125 East Spring Street, Long Beach, California. Such relocation and construction activities will remove blight in the Project Area and encourage the economic revitalization of the surrounding area.

Section 2. The Agency determines that no other reasonable means of financing the above-described improvements are available to the community. This finding is supported by the following facts:

Before the passage of Proposition 13, most of the City's general operating and capital improvements were funded through property taxes. However, the initiative placed severe constraints on the City's ability to use property tax revenues to offset increases in operating and capital costs. It has also been difficult for the City, by itself, to provide sufficient funds to support the construction of major public improvements. In fiscal year 2008-2009, the limited resources of the City's General Fund are committed to previously incurred obligations and planned projects.

Section 3. The Agency further determines that the payment of funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the Project, and is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490.

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APPROVED AND ADOPTED by the Redevelopment Agency of the City of
Long Beach, California this _____ day of _____, 2008.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT "A"

DESCRIPTION OF PUBLIC IMPROVEMENTS

- Relocation of utility pole and undergrounding of utilities adjacent to the property located at 2125 East Spring Street, Long Beach, California.
- Construction of sidewalks and driveway approaches adjacent to property located at 2125 East Spring Street, Long Beach, California.

EXHIBIT A



EXHIBIT B
2125 Spring Street

