

LONG BEACH REDEVELOPMENT AGENCY



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April 16, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to enter into agreements with Epic Land Solutions, Equity North Investments, The Nunez Group, Paragon Partners and Overland Pacific and Cutler, Inc. for acquisition, relocation and property management services in connection with redevelopment activities related to all redevelopment project areas. (All Project Areas – Citywide)

DISCUSSION

To further its neighborhood and corridor revitalization efforts and the development of open space and other public works, the Redevelopment Agency (Agency) is pursuing significant site assembly and clearance programs in the North, Central, Downtown, West Long Beach Industrial and Poly High Redevelopment Project Areas. The site assembly and clearance process requires coordination of a number of activities, including property acquisition, tenant relocation, environmental assessment and possible remediation, demolition, property management and property maintenance. Given the breadth of the Agency's site assembly and clearance programs, staff uses consultants to conduct the day-to-day tasks related to these activities.

The City's Property Services Bureau requested proposals from acquisition, relocation, and property management firms in January 2006. Property Services received eleven proposals and invited seven firms for interviews. Agency staff participated in the interview panel that selected five firms to provide services: Epic Land Solutions, Equity North Investments, The Nunez Group, Paragon Partners and Overland Pacific and Cutler, Inc.

Staff proposes to enter into an agreement with each of these firms. The terms of each agreement would be \$3 million per year with two one-year extensions. The requested contract terms are necessary to provide adequate financial capacity to address the expensive costs that sometimes arise during the property acquisition and site clearance process. Agency approval of the requested contracts will provide the resources necessary to achieve land acquisition in a timely manner. For example, these terms will allow the selected firms to subcontract directly for related services, maintaining the momentum of the

REDEVELOPMENT AGENCY BOARD MEMBERS

April 16, 2007

Page 2

Agency's activities. It should be noted that Agency staff approves all subcontract expenditures before they occur.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CB:LAF

APPROVED:


GERALD R. MILLER
CITY MANAGER