

Building A Better Long Beach



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LONG BEACH COURTHOUSE

March 24, 2009



Existing Courthouse - 415 W. Ocean Boulevard





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State/County Land Transaction

- Trial Court Facilities Act of 2002 transferred local court facilities to the State Administrative Office of the Courts (AOC).
- June 2007 – The County of Los Angeles transferred the Long Beach Regional Courthouse to the AOC.
- December 2008 – The County of Los Angeles transferred existing parking structure at 101 Magnolia Avenue to the AOC.

State of California Property





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Background

- September 1, 2006 – City completed a feasibility study to identify suitable locations for the Courthouse relocation.
- March 17, 2008 – The Redevelopment Agency entered into an Exclusive Negotiating Agreement with the AOC.
- February 2, 2009 – The Redevelopment Agency authorized the execution of a Letter of Intent that outlined the business terms for an Exchange Agreement.

Property Exchange





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Terms of the Exchange Agreement

- Exchange 6 acres of Agency-owned property for 3.7 acres of State-owned property.
- \$5,000,000 paid in twenty annual payments for development costs.
- \$2,000,000 paid as incurred for underground utility relocation and necessary CEQA mitigation.
- Agency leaseback of the existing courthouse for a term of 5 years for \$1 per annum. The lease adjusts to market-rate after the term.
- In the event the State determines not to proceed, the properties revert.



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Proposed Development Program

- 480,000 sq. ft. building to be built over the entire 6-acre site, including Daisy Avenue.

- Building Program Includes:
 - 480,000 sq. ft. Building
 - 31 Courtrooms
 - 63,000 sq. ft of County Office Space
 - 38,000 sq. ft. of Commercial Office Space
 - 9,200 sq. ft. of Retail Space
 - 35 Secure Parking Spaces Below Grade
 - Secure Vehicle Sally Port
 - Central In-Custody Holding

- Renovate Existing Parking Structure at 101 Magnolia Avenue.



Development Process

- RFQ Released October 27, 2008
- RFQ Closed January 23, 2009
 - 12 Developers Responded
- RFP Release 2nd Quarter 2009
- Developer Selection 4th Quarter 2009
- Begin Construction 2010-2011



Daisy Avenue Vacation





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Next Steps

- City Council approval of recommendation for staff to initiate the process to vacate a portion of Daisy Ave.
- Conclude Developer Selection Process.
- State Public Works Project Approval and Certification of Compliance with CEQA.
- Redevelopment Agency and City Council Approval of Exchange Agreement.
- City Council Adoption of the Resolution for the Vacation of Daisy Ave.