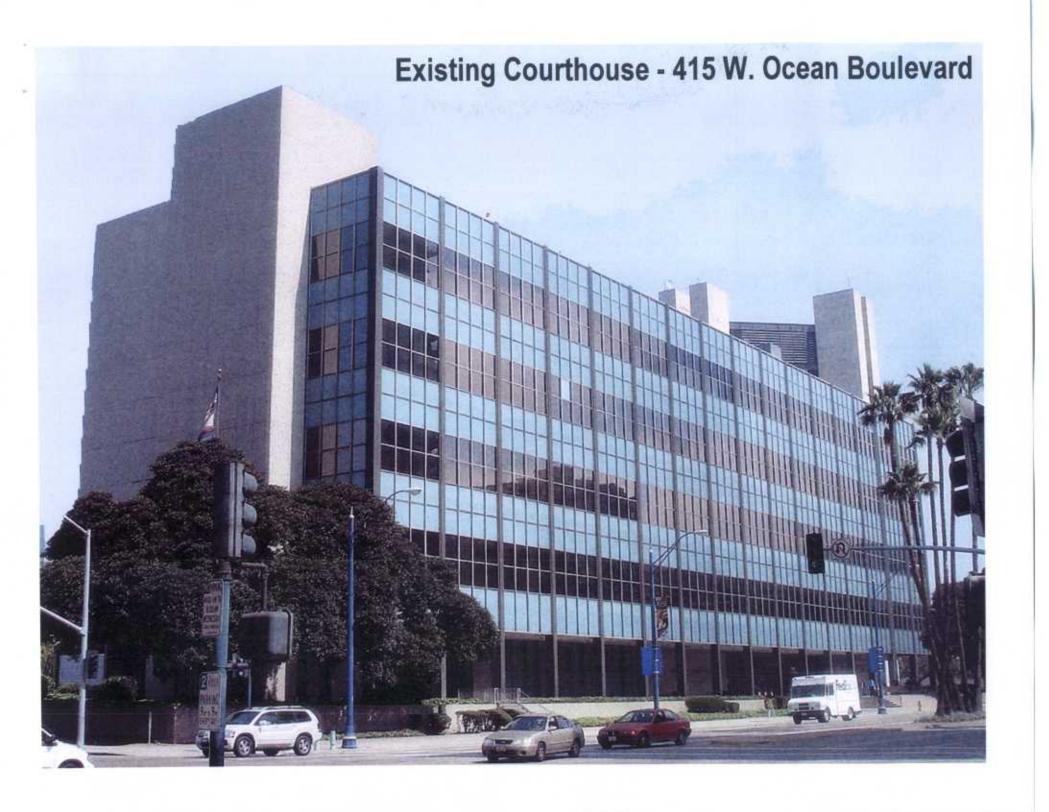


**Building A Better Long Beach** 

# LONG BEACH COURTHOUSE

March 24, 2009







## **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 Prope Broadway AOC **Property** (parking) **Property** (courthouse) Ocean Blvd.



### 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 Agency Property** AOC Property AOC Property Ocean Blvd.





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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.



#### **Building A Better Long Beach**

#### **Development Process**

RFQ Released

October 27, 2008

RFQ Closed

January 23, 2009

12 Developers Responded

RFP Release

2<sup>nd</sup> Quarter 2009

Developer Selection

4th Quarter 2009

Begin Construction

2010-2011







#### **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.

