

CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

~~R-36~~
~~UB-7~~

June 21, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached resolutions making certain findings regarding certain public improvements to Drake Park and the Pacific Electric Right-of-Way using Central Long Beach Redevelopment Project Area Funds; and

Approve the expenditure of 2005 Redevelopment Agency revenue bond proceeds in the amount of \$4,300,000 to be used for the expansion of Drake Park at Loma Vista Avenue and 12th Street and the Pacific Electric Right-of-Way between Martin Luther King Boulevard and Walnut Avenue in the Central Long Beach Redevelopment Project Area. (Districts 1 and 6)

DISCUSSION

On January 18, 2005, the City Council adopted a resolution authorizing the issuance of revenue bonds in the amount of \$199,982,000. Additionally, the City Council approved a motion requiring that expenditures of bond proceeds for specific projects be brought before the City Council for approval.

The Central Long Beach Strategic Guide for Development (Strategic Guide) has identified specific projects within the Central Long Beach Redevelopment Project Area (Central) that will serve as catalysts for neighborhood revitalization. One of the major priorities identified by the community is the development of open space in underserved neighborhoods within the Project Area.

Though the Strategic Guide identifies areas for new park development, staff has implemented a strategy to purchase land to expand existing parks in order to address the immediate need. A total of \$4,300,000 of Central Long Beach Project Area bond proceeds is required to leverage \$14,170,000 from other funding sources to support the following two open space projects:

Drake Park/Cesar Chavez Park Greenbelt Expansion (District 1) - (\$2,500,000)

The Drake Park/Cesar Chavez Park Greenbelt Expansion is a proposed open space development of almost 26 acres linking Drake and Chavez parks along the Los Angeles River (Exhibit A). The Department of Parks, Recreation and Marine (Parks) has obtained \$9,900,000 from the State of California and Los Angeles County Open Space District grants and \$2,230,000 through a State of California grant, but lacks \$2,500,000 of critical funding to complete the acquisition.

Pacific Electric Right-of-Way (District 6) – (\$1,800,000)

In 2001, the City obtained a \$2,040,000 grant from the Metropolitan Transportation Authority (MTA) to purchase the central sections of the Pacific Electric Right-of-Way between Walnut Avenue and Martin Luther King Jr. Boulevard (Exhibit B). The acquisition price of \$1,790,860.50 has been negotiated and the property owner wishes to open escrow for the property in June 2005, requiring \$1,800,000 to complete the acquisition.

The Long Beach Redevelopment Agency Board approved a recommendation on June 13, 2005, to utilize Central Long Beach Project Area bond proceeds to support the two proposed land acquisitions.

California Redevelopment Law provides that the Redevelopment Agency may, with the consent of the City Council, pay for public improvements, which are publicly-owned either within or outside of a redevelopment project area, if the City Council determines all of the following:

- That the construction of such public improvements are 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.

This letter was reviewed by Assistant City Attorney Heather A. Mahood on June 6, 2005 and Budget Management Officer David Wodynski on June 2, 2005.

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TIMING CONSIDERATIONS

City Council action is requested on June 21, 2005, in order to initiate the transactions.

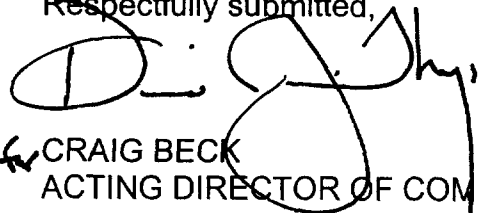
FISCAL IMPACT

The funding source for these purchases is redevelopment bond proceeds. Funding to make necessary improvements and provide future staffing and maintenance has not been identified.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,




for CRAIG BECK
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

CAB:PTH:BAK:JVK:RSW:rsw

APPROVED:

for 
GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map – Drake Park Expansion
 Exhibit B – Site Map – PE ROW Expansion
 Resolutions