

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

RESOLUTION NO. C-28467

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH APPROVING THE PROPOSED  
DISPOSITION AND DEVELOPMENT AGREEMENT  
BETWEEN THE REDEVELOPMENT AGENCY OF THE  
CITY OF LONG BEACH, CALIFORNIA, AND MENORAH  
HOUSING FOUNDATION, INC.; FINDING THAT THE  
CONSIDERATION FOR THE CONVEYANCE OF CERTAIN  
REAL PROPERTY IN THE CENTRAL LONG BEACH  
REDEVELOPMENT PROJECT IS NOT LESS THAN FAIR  
MARKET VALUE IN ACCORDANCE WITH COVENANTS  
AND CONDITIONS GOVERNING SUCH CONVEYANCE;  
AND APPROVING THE CONVEYANCE OF THE  
PROPERTY AND THE DISPOSITION AND  
DEVELOPMENT AGREEMENT

WHEREAS, the Redevelopment Agency of the City of Long Beach,  
California (the "Agency"), is engaged in activities necessary to execute and implement  
the Redevelopment Plan for the Central Long Beach Redevelopment Project (the  
"Project"); and

WHEREAS, in order to implement the Redevelopment Plan, the Agency  
proposes to convey certain real property (the "Property") in the Project pursuant to the  
terms and provisions of the Disposition and Development Agreement and which  
Property is described in Exhibit "A" which is attached and incorporated by reference;  
and

WHEREAS, Menorah Housing Foundation, Inc., (the "Developer"), has  
submitted to the Agency a written offer in the form of a Disposition and Development

1 Agreement to purchase the Property for not less than fair market value for uses in  
2 accordance with the Redevelopment Plan and the covenants and conditions of the  
3 Disposition and Development Agreement; and

4 WHEREAS, the proposed Disposition and Development Agreement  
5 contains all the provisions, terms and conditions and obligations required by Federal,  
6 State and local law; and

7 WHEREAS, Developer possesses the qualifications and financial  
8 resources necessary to acquire and insure development of the Property in accordance  
9 with the purposes and objectives of the Redevelopment Plan; and

10 WHEREAS, the Agency has prepared a summary setting forth the cost of  
11 the Disposition and Development Agreement to the Agency, the estimated value of the  
12 interest to be conveyed, determined at the highest uses permitted under the Redevel-  
13 opment Plan and the purchase price and has made the summary available for public  
14 inspection in accordance with the California Redevelopment Law; and

15 WHEREAS, the Agency has certified Mitigated Negative Declaration No.  
16 16-04 pursuant to the California Environmental Quality Act and the City Council has  
17 considered such document in its review of the proposed conveyance; and

18 WHEREAS, pursuant to the provisions of the California Community  
19 Redevelopment Law, the City Council of the City of Long Beach held a public hearing  
20 on the proposed conveyance of the Property and the proposed Disposition and  
21 Development Agreement after publication of notice as required by law; and

22 WHEREAS, the City Council has duly considered all terms and conditions  
23 of the proposed conveyance and believes that the redevelopment of the Property  
24 pursuant to the proposed Disposition and Development Agreement is in the best  
25 interests of the City and the health, safety, morals and welfare of its residents and in  
26 accord with the public purposes and provisions of applicable Federal, State and local  
27 law.

28 ///

1 NOW, THEREFORE, the City Council of the City of Long Beach resolves  
2 as follows:

3 Section 1. The City Council finds and determines that the consideration  
4 for conveyance of the Property pursuant to the Disposition and Development  
5 Agreement is not less than fair market value in accordance with covenants and  
6 conditions governing the conveyance, and the Council further finds and determines that  
7 the consideration for the conveyance of the Property, determined at the highest and  
8 best use under the Redevelopment Plan, is necessary to effectuate the purposes of the  
9 Redevelopment Plan for the Project.

10 Sec. 2. The conveyance of the Property by the Agency to Developer  
11 and the Disposition and Development Agreement which establish the terms and  
12 conditions for the conveyance and development of the Property are approved.

13 Sec. 3. The conveyance and development of the Property shall  
14 eliminate blight within the Project Area and is consistent with the implementation plan  
15 for the Project adopted pursuant to Health and Safety Code Section 33490.

16 Sec. 4. The City Council further authorizes the City Manager to  
17 execute the lease and sublease between the City and the Agency, plus any additional  
18 agreements necessary to implement the Disposition and Development Agreement.

19 Sec. 5. This resolution shall take effect immediately upon its  
20 adoption by the City Council, and the City Clerk shall certify to the vote adopting this  
21 resolution.

22  
23 I hereby certify that the foregoing resolution was adopted by the City  
24 Council of the City of Long Beach at its meeting of October 19, 2004, by the

25 ///

26 ///

27 ///

28 ///

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

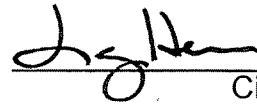
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

following vote:

Ayes: Councilmembers: Lowenthal, Baker, Colonna,  
O'Donnell, Kell, Richardson,  
Reyes Uranga, Gabelich, Lerch.

Noes: Councilmembers: None.

Absent: Councilmembers: None.



City Clerk

HAM:fl  
7/13/04; rev. 8/26/04  
L:\APPS\CtyLaw32\WPDOCS\ID013\PO03\00062546.WPD  
#04-02978

# Site Map

