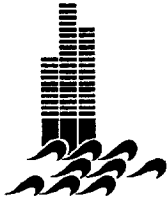


C-6



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

C-6

May 18, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Acquisition of Land at 1518 East 4th Street for Park Purposes (District 2)

DISCUSSION

The property located at 1518 East 4th Street, also known as Miracle on 4th Street Park, is currently leased to the City on a month-to-month basis for use as a minipark (see attached map and pictures). The owner of the minipark lot owns adjoining property that contains a commercial building and a parking lot. The owner has decided to sell the entire property and City staff has been working with the owner on the acquisition of only the minipark lot.

The entire property, containing 18,000 square feet, was appraised in September 2003 by an independent appraiser, Lidgard & Associates, at \$600,000 or approximately \$33.33 per square foot. The owner has agreed to sell the minipark lot, containing 6,000 square feet, for \$160,000 or approximately \$26.67 per square foot. The purchase price is considered to be the fair market value for the minipark lot.

This letter was reviewed by Assistant City Attorney Heather Mahood on May 3, 2004 and Budget Manager Michael Killebrew on May 5, 2004.

FISCAL IMPACT

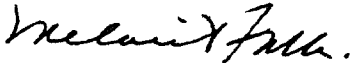
Funding for the acquisition is currently budgeted in Capital Improvement Project Number PW 3070-30 in the Capital Projects Fund (CP) in the Department of Public Works (PW). The source of funding is Park Impact Fees. There will be no impact on the General Fund operating budget as this site is already being maintained by the Department of Parks, Recreation and Marine.

HONORABLE MAYOR AND CITY COUNCIL
May 18, 2004
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IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute a Purchase and Sale Agreement and all related documents for the acquisition of property at 1518 East 4th Street.

Respectfully submitted,



MELANIE S. FALLON
DIRECTOR OF
COMMUNITY DEVELOPMENT

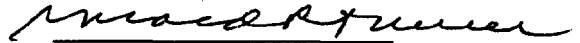


PHIL T. HESTER
DIRECTOR OF PARKS,
RECREATION AND MARINE

MSF:PTH:MC:lel
Attachment: Map and Pictures

5.18.04 CC Ltr Acquisition at 1518 E 4th St.

APPROVED:



GERALD R. MILLER
CITY MANAGER