

Agency Meeting
August 18, 2009

(Agency Item 4B)

Honorable Chairman and Members
of the Redevelopment Agency
City Hall
Torrance, California

Members of the Agency:

SUBJECT: Redevelopment Agency consideration of a Right of First Refusal on the properties located at 1316 and 1320 Cabrillo Avenue (Owner Participation Agreement with Decoma Industries)

RECOMMENDATION

Recommendation of the Deputy Executive Director that the Redevelopment Agency take the following action on the properties located at 1316 and 1320 Cabrillo Avenue:

1. Exercise the option to purchase the properties for the amount \$1,250,000.00; and
2. Authorize the appropriation from the Redevelopment Agency's Low and Moderate Housing Fund of \$1,265,000.00; \$1,250,000.00 for the purchase of the properties and \$15,000.00 to cover associated transaction costs.

Funding:

An amount not to exceed \$1,265,000.00 from the Redevelopment Agency's Low and Moderate Housing Fund.

BACKGROUND

On January 5, 1999, the Agency approved an Owner Participation Agreement with Decoma Industries, represented by Steve Notaro, for assistance in renovating the building and parking lot located at 1316 and 1320 Cabrillo Avenue under the City's Commercial Rehabilitation Rebate Program. The property has since been rehabilitated and improved to meet current City Codes and the Downtown Redevelopment Standards. Under terms of the Owner Participation Agreement, the Redevelopment Agency has the right of first refusal to purchase when the property becomes available for sale and an offer is made. An offer for the purchase of the property for

\$1,250,000.00 was made and the Redevelopment Agency has the option to exercise its right for first refusal.

The Deputy Executive Director recommends that the Agency exercise its right to purchase the properties at this time and appropriate \$1,250,000.00 for the purchase price and an amount not to exceed \$15,000.00 to cover the closing costs for the transaction. The purchase of these properties and other properties that become available in the future will assist in achieving the redevelopment goals and objectives for Downtown.

Respectfully submitted,

JEFFERY W. GIBSON
Deputy Executive Director

By 
Ted Semaan, Manager
Redevelopment & General Plan Divisions

CONCUR:


Jeffery W. Gibson
Deputy Executive Director


LeRoy J. Jackson
Executive Director