

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 09/18/06		Item Number: <u>A-1</u>	
AGENDA ITEM: Authorization to Enter into a Purchase and Sale Agreement for properties located at 8908, 8910, 8919, and 8921 Lindblade Street.			
Contact Person/Dept.: Alicia Weintraub		Phone Number: 310-253-5778	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification List (09/13/06), Published in the Culver City News (08/31/06 & 09/07/06). University of California Real Estate Office and Nooshin Malakzad (08/31/06).			
Department Approval: Susan Evans (09/06/06)		Exec. Director Approval: Jerry Fulwood (09/13/06)	
City Controller Approval: Marlee Chang (09/13/06)			

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency (the "Agency") approve a purchase and sale agreement with the University of California for the purchase of properties located at 8908, 8910, 8919, and 8921 Lindblade Street.

BACKGROUND:

The properties being recommended for purchase are properties that are no longer being used by UCLA, but were previously used as a storage facility and book bindery.

The Agency is interested in purchasing these properties and then subsequently selling them to Nooshin Malakzad as an effort to further the Agency's redevelopment goals. Through the Agency's acquisition efforts on the triangle site, the Agency acquired property located at 8831 Exposition Boulevard, owned by Nooshin Malakzad. Nooshin Malakzad is a fashion designer who has owned her building in Culver City since 1998. She currently employs 14 people.

Staff recommends purchasing these properties from the University of California and then subsequently selling them to Nooshin Malakzad as a relocation site for her business.

DISCUSSION:

The properties in question will suit Nooshin Malakzad as a replacement site and will even allow her to expand her business. In addition to relocating her office and

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design studio, she also has plans to open a retail store. These are preferred uses under the proposed specific plan and further what the Agency is trying to accomplish in this area.

Nooshin Malakzad's previous site was approximately 10,000 square feet. The property that is being recommended for sale is approximately 21,000 square feet.

This site was not recommended as a relocation option for others on the Triangle Site for the following reasons:

1. Access issues: One property owner requires the use of a semi-truck for deliveries and a semi-truck cannot turn down Lindblade; and
2. Size: This site did not work for two smaller property owners because of the large size of this building. Even if the building were subdivided, it would still be too large.

Upon the close of escrow with UCLA, staff is recommending that the Agency enter into a short term escrow with Nooshin Malakzad for the sale of the above mentioned properties.

FISCAL ANALYSIS:

The total purchase price for these properties is \$6,525,000. The Agency would not realize any profit from the sale of these properties, as the purchase price being paid to UCLA would be the same price that Nooshin Malakzad pays the Agency. Nooshin Malakzad will pay all costs associated with escrow and legal costs for drafting and preparing this purchase and sale agreement.

ATTACHMENTS:

3. Purchase and Sale Agreement with the University of California

MOTION:

That the Culver City Redevelopment Agency:

Approve the Execution of a Purchase and Sale Agreement with the University of California for the sale of properties located at 8908, 8910, 8919, and 8921 Lindblade Street.