

Alhambra Redevelopment Agency
State Controllers Required Reports - FY 2009/2010

Loan Report *(Health & Safety Code Section 33080.1(e))*

A list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars (\$50,000) or more, that in the previous fiscal year were in default, or not in compliance with the terms of the loan approved by the redevelopment agency.

The Alhambra Redevelopment Agency has not provided any loans which are in default.

Property Report *(Health & Safety Code Section 33080.1(f))*

A description of the total number and nature of the properties that the Agency owns and those properties the Agency has acquired in the previous fiscal year.

The properties identified below are owned by the Alhambra Redevelopment Agency:

Fremont Plaza

1. 2500 W. Commonwealth #A (Occupied by Toys "R" Us)
2500 W. Commonwealth #B (Occupied by Party City)
APN: 5342-005-914
2. 2568 W. Commonwealth Ave., (Occupied by Pets Mart #105)
APN: 5342-005-914
3. 2528 W. Commonwealth Ave., (Occupied by El Pollo Loco #5917)
APN: 5342-005-028
4. 2588 W. Commonwealth Ave., (Occupied by Taco Bell #17556)
APN: 5342-005-027

Miscellaneous Properties

5. 107 S. Chapel (Vacant property)
APN: 5345-004-911
6. 100 S. Monterey Ave. (Parking lot consisting of 4 parcels)
APN: 5345-004-901, 903, 904, 910
7. Commonwealth & Date (Vacant property-no address)
APN: 5342-005-902
8. 534 Howard St., (Vacant building)
APN: 5338-033-900
9. 110 W. Main (Occupied by Mahans Indian Restaurant)
APN: 5344-025-901
10. 112-116 W. Main St., (Occupied by Lizard Theater & Subway Restaurant)
APN: 5344-025-902

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11. 410 W. Main St., (Former City Library site)
APN: 5344-017-902

Third & Main Mixed Use Development (also referred to as "Site 6")

12. Casita De Zen (4 parcels)
APN: 5337-015-909 through 5337-015-912
- *Note: The Redevelopment Agency sold this property. Escrow closed on April 27, 2010.*

Blight Progress Report *(Health & Safety Code Section 33080.1(d))*

A description of the Agency's progress, including specific action in alleviating blight in the previous fiscal year.

The following list identifies projects completed, under construction and pending start of construction for Fiscal Year 2009/2010.

Projects Completed - FY 2009-2010

- **38° Bar and Grill (100 W. Main Street)**
On March 10, 2008, a Second Amendment to an Owner Participation Agreement and an Assignment and Assumption Agreement was approved between the Alhambra Redevelopment Agency and Mike Fata and Chuck Fata to remodel the building formerly occupied by California Brewery and continue the operation of a 4,500 square foot full service restaurant and bar at 100 W. Main Street. The building is approximately 4,500 square feet. The restaurant and bar was completed in July 2009.
- **Subway (116 W. Main Street)**
On January 12, 2009, a Lease Agreement was approved between the Alhambra Redevelopment Agency and Subway Real Estate Corporation (dba Subway) for the operation of a sandwich shop measuring approximately 1,084 square feet at 116 W. Main Street. The construction improvements for Subway were completed in August 2009.
- **Marketing Campaign-Downtown Paint Project**
The Alhambra Redevelopment Agency funded a Downtown Alhambra marketing campaign to assist businesses adversely affected by the economic downturn. The campaign consisted of the Downtown Paint Project. Phase I completed in November 2009 and Phase II which was completed in March 2010. The minor repair and paint project improved 44 buildings, which included 105 businesses, in the Downtown. Phase I consisted of painting buildings located on both the north

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and south sides of Main Street between Garfield Avenue and Second Street which was completed in November 2009. Phase II consisted of painting buildings on both north and south sides of Main Street between Chapel Avenue and Fifth Street which was completed in March 2010.

- **Sapphire Lounge (119 W. Main Street)**
On January 12, 2009, the Alhambra Redevelopment Agency and Sapphire Lounge, LLC entered into a Third Amendment to an Owner Participation Agreement to provide a forgivable loan for the installation of a sprinkler system at Sapphire Lounge located at 119 W. Main Street. The installation of the fire sprinkler system at Sapphire Lounge was completed in October 2009.
- **Housing Acquisition and Rehabilitation Project (1416 Sarazen Drive)**
The City acquired a single family dwelling and rehabilitated it to make it available to a low and moderate income first time homebuyer as part of the City's First Time Homebuyer Program. Escrow closed on October 22, 2010.

Projects Under Construction - FY 2009-2010

- **Alhambra Volkswagen (1811 & 1831 W. Main Street)**
The Alhambra Redevelopment Agency approved a Second Amendment with Richard A. Wilson (dba Alhambra Volkswagen) on November 23, 2009 for the development of a Volkswagen automobile dealership that included an 18,000 square foot showroom and full service repair building located at 1811 and 1831 W. Main Street. The automobile dealership was under construction in Fiscal Year 09/10 and completed in July 2010 (FY 10/11).
- **CB After Dark (24 W. Main Street)**
The Alhambra Redevelopment Agency approved an Owner Participation Agreement with 24 West Main Street LLC on February 8, 2010 for the development of a 1,951 square foot tapas bar featuring a jukebox, Latin inspired menu and alcoholic beverages at 24 W. Main Street. The tapas bar was under construction in Fiscal Year 09/10 and was completed in July 2010 (FY 10/11).
- **Mosaic Lizard Theatre (112 W. Main Street)**
On April 12, 2009, the Alhambra Redevelopment Agency entered into a Lease Agreement with Mosaic Lizard Theatre, LLC for the development of a 50-seat live performance theater featuring evening matinee performances and workshops at 112 West Main Street which measures approximately 1,800 square feet. The theatre is currently under construction and is anticipated to be completed in December 2010.

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- **924 N. CURTIS AVE.**- residential rehabilitation (Property Owner: Mr. Raymond Olguin)
- **2413 FLORENTIA AVE.**-residential rehabilitation (Property Owner: Gloria Arriola)

Projects Pending Start of Construction as of FY 2009-2010

- Casita De Zen mixed use project (Third and Main Streets)
- City Ventures mixed use project (Former City Library site - 410 W. Main Street)
- Babies 'R Us (2500 W. Commonwealth)
- 534 Howard Street affordable CHDO project
- Wondries Toyota Auto Dealer Phase II (1543 W. Main Street)

In addition to the proposed large scale projects noted above, the Redevelopment Agency eliminated blight in the community by funding two (2) substantial rehabilitation projects through its Low/Moderate Income Housing funded property rehabilitation program. Furthermore, the Agency acquired two (2) houses in various states of disrepair and neglect with the intent of rehabilitating them and making them available to low & moderate income first time homebuyers.