

HBPOA

Huntington Beach Police Officers' Association

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January 12, 2021

Subject: Support for Shopoff Proposal for Tank Farm Property

Dear Honorable Mayor, City Council Members and City Staff:

The Huntington Beach Police Officers Association (HBPOA) fully supports and endorses this proposed, comprehensive plan for the tank farm property, which will bring badly needed jobs, revenue, and housing supply to a Covid-19 ravaged economic environment.

Our support rests on a variety of reasons, not the least of which is our desire for a new use to replace a blighted piece of property, which has been the scene of many nefarious circumstances, including criminal activity, narcotics activity, discarded hypodermic needles, vandalism, vagrancy, and more.

We as an Association have already supported this concept and other projects where quality proposals help replace crime-ridden and inactive sites with housing stock for families, amenities such as a new hotel to increase tax revenue, park land, trails and more for all to enjoy. This project not only helps to beautify the area and deter criminal activity associated with vacant land, but it will also bolster the economy of Huntington Beach contributing desperately needed tax dollars toward public safety, infrastructure, and the city's general fund, which has been devastated by the recent economic downturn associated with the coronavirus pandemic.

We cannot sit idly by and let the constant NIMBY attitude influence vetted planning and needed economic resources for the city. We must act now to achieve critical state housing goals (RHNA), ensuring that the dream of home ownership can not only be achieved in our city because families will or give property to their dependents, but also because there are enough homes at varying price points for all.

We have also heard the constant false accusations that this specific project is built on a site that is unclean or brings traffic. If anyone is not sure, let there be no doubt that Huntington Beach is one of the most hyper-focused on the environment and more items than humanly possible to ensure public well-being, health, and trust. Thus, no project can or will be approved without numerous levels of scrutiny. If a site is not clean and ready to be built on, it will not be built – period.

Further this site should not sit idle as a barren vacant lot, without contributing to the economic vitality of the city. Why is Huntington Beach different from Newport Beach or other cities that have solidly moved the ball forward? Unless we want higher taxes and less services, there is no way to keep up with the cost of inflation and a current and post Covid-19 environment unless we act. The time for action is respectfully now.

Your residents, city employees and others in need must have services provided at the lowest cost possible. That can only be done with revenue in the budget. A developer has thoughtfully planned a project, fronted money for the removal of the tanks, risked money, and time to invest in our community, and brought an exciting mixed-use opportunity for consideration. If we pass on a project of this caliber, it is a wonder how anything else was approved and built. We have been down this road before with controversy over these types of projects, i.e., Pacific City. But now, we are grateful for this amenity that brings in tax revenue and provides an additional amenity to our precious coastline.

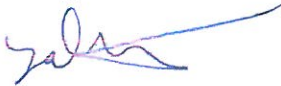
Facts: Per the economic benefits package provided during the Planning Commission hearing, this project will bring to the city more than \$24 million in developer's fees to be dispersed to the city budget, which can be used for a number of financial needs by city leaders and residents such as paying down debt, a rainy day fund, infrastructure, city employee salaries, first responders, new programs, providing previously lost funds to programs, fire suppression, circulation and traffic, library facilities, parks, and other city services. The project would generate \$2.5 million net in tax revenue per year, including the TOT tax (the hotel itself generates \$1.5 million based on 215 hotel rooms) that would provide additional funds toward public safety each year.

As part of our ongoing efforts in keeping our city safe, clean and the greatest place to live, work, and visit, resources are critical. The project would supply \$3.8 million in one-time fees for parks, and again, tax revenue generated would contribute ongoing funds toward park land maintenance and acquisition each year.

Our Association is dedicated to serving our community and making sure it continues to lend its voice and actions to help ensure a safe, clean environment to raise a family, operate and work as a business, employee and so much more. Economic development is critical to this endeavor. We support projects that positively affect the economy of our city and thus always improve the quality of life for all. We respectfully request you strongly approve the proposal before you, redeveloping the tank farm site with homes, a hotel, park land and trails. Your approval will send a strong signal that our beloved city is now more than ever open for business, moving past the devastating Covid-19 pandemic and setting a bright new "can-do course and direction" for the future.

Thank you for your consideration.

Sincerely,



Yasha Nikitin
President
Huntington Beach Police Officers Association