

Relocation Plan Objectives



The City is required to prepare and adopt a Relocation Plan by Federal and State law before any relocations can occur.

Objectives:

- **Document how the City will assist businesses** impacted by the acquisition of real property.
- Explain the **method of implementing relocation procedures** for the fair, uniform, and equitable treatment of displaced businesses.
- Set forth the **administrative requirements for conducting relocation and the relocation assistance available** to displaced businesses.
- **Identify the availability of potential replacement sites** for impacted businesses

Business Relocation Overview



44 Business Relocations

- 21** Market Street Station (currently Inglewood Center – national chain stores, restaurants, beauty shops, offices, and small businesses)
- 2** Market St and Manchester Blvd (World Hat & Boot Mart and subtenant)
- 3** Maintenance and Storage Facility (MSF) (current Vons grocery store, fitness center, and bank)
- 1** Prairie Avenue north of Hardy Street Station (physical therapy business)
- 17** Hardy Street Station (currently Holly Park Plaza – restaurants and food service businesses, small businesses, and offices)



Outreach Efforts to Impacted Businesses

A notification letter was sent to the property owners on 1/25/22

A notification letter and occupant survey was sent to all tenants on 2/1/2022.

A follow-up letter and occupant survey was sent to all tenants on 2/25/2022.

Extensive follow-up via phone, email, and personal visits were conducted from March – June 2022

Relocation Plan was submitted to the FTA in July 2022 and approved by the FTA in December 2022.

Relocation Plan Contents



AN ESTIMATE OF THE NUMBER, TYPE, AND SIZE OF THE BUSINESSES TO BE DISPLACED AND THE APPROXIMATE NUMBER OF EMPLOYEES THAT MAY BE AFFECTED.



A SURVEY OF THE REAL ESTATE MARKET IN THE VICINITY OF THE PROJECT TO DETERMINE IF AN ADEQUATE SUPPLY OF SUITABLE REPLACEMENT LOCATIONS WILL BE AVAILABLE TO MEET THE NEEDS OF THE DISPLACED BUSINESSES IN A TIMELY MANNER.



AN ANALYSIS OF THE PROBLEMS ANTICIPATED IN THE RELOCATION OF BUSINESSES, INCLUDING ANY SPECIAL RELOCATION ADVISORY SERVICES THAT MAY BE NECESSARY.

Relocation Advisory Assistance

Advisory Assistance is available to all potentially displaced businesses:

Determine relocation needs and preferences of each business to be displaced and explain the relocation assistance benefits eligibility process.

Provide current and continuing information on the availability, purchase price, and rental costs of comparable replacement commercial locations.

Minimize hardships to businesses by providing counseling and advice as to other sources of assistance that may be available to them.

Relocation Financial Assistance

Relocated businesses are typically eligible for a range of financial benefits under federal and state law depending on their eligibility.



Moving Expense Payments

The actual reasonable and necessary moving and related expenses.



Business Re-establishment

An additional payment not to exceed \$25,000 for expenses actually incurred in reestablishing a business operation at a replacement site.



Goodwill

The owner of a business that is conducted on the property being acquired may have a right to compensation for lost business goodwill if the loss is caused by the acquisition of the property and cannot be reasonably mitigated. Cannot be paid with Federal funds.

Next Steps



- **Teams are in place** to conduct due diligence, appraisals, environmental assessment, and provide business relocation support services.
- Relocations of businesses will primarily **occur in 3 locations: Market Street Station, MSF, and Hardy Street Station.**
- Acquisitions and relocations are anticipated to **begin in 2023 (through 2025).**
- **Relocation Plan set for public hearing** by the City Council on **March 14, 2023.**

What Relocated Businesses Will Experience



1. Businesses will receive a **letter notifying them that the City will begin appraisals** on the property and the furniture fixtures and equipment.
2. Appraisers will then **conduct a site visit** and **contact the businesses** directly to discuss the **FF&E**.
3. In **some locations**, businesses may be asked for permission for **lead and asbestos testing** to be conducted.
4. Businesses will be **contacted and interviewed by their relocation agent** to determine their relocation needs. The agents will then **work directly with each business to shape their relocation strategy**.