



Building A Better Long Beach

May 18, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Authorize the Executive Director to enter into an Agreement with Amano McGann, Inc., to provide and install automated parking equipment at CityPlace Parking Structures A, B and C in an amount not to exceed \$915,000, and adopt a resolution making certain findings regarding those public improvements. (Downtown –District 1)

DISCUSSION

On September 12, 2000 the City of Long Beach (City) and the Redevelopment Agency (Agency) entered into an Owner Participation Agreement with Coventry Long Beach Plaza, LLC (later known as Developers Diversified Realty [DDR]), for the acquisition and development of the former Long Beach Plaza site, an enclosed shopping mall that included a multi-level parking structure. As part of the new CityPlace development, the Long Beach Plaza parking structure was redesigned and subdivided into three separate structures commonly known as CityPlace A, B and C.

The parking equipment at CityPlace A, B and C was installed nearly a decade ago. The equipment—including gate arms, parking ticket dispensers, and exit booths—are antiquated and prone to maintenance problems. Currently, CityPlace A, B and C do not have on-foot pay stations, requiring all tickets to be taken by parking attendants. In addition, the City spends approximately \$25,000 per year to repair and maintain the equipment. The outdated equipment and constant equipment failures result in cost inefficiencies, high labor costs, and less than optimal service. Among the goals of the Downtown Redevelopment Project Area is the retention and attraction of businesses to the Downtown; a primary factor in a business's decision to locate to or remain in a particular area is convenient, affordable parking. In order to provide such parking, it is crucial that operations at CityPlace A, B and C be at peak performance and capability.

In order to eliminate increasing maintenance costs, decrease contractual labor costs, improve service, and increase customer safety and welfare, a request for proposals (RFP) was issued for the installation of automated parking equipment (pay-on-foot stations) in CityPlace A, B and C. A committee evaluated proposals received from

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

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seven companies. Amano McGann, Inc., a parking equipment manufacturer with over 25 years experience in the United States, was selected as the preferred vendor after site visits were made to evaluate functionality, ease of use and price.

The recommended purchase agreement with Amano McGann will provide for the installation of automated parking equipment, which includes:

- Six new pay-on-foot stations (accepts cash, coin, credit/debit cards and validations)
- Seven new entry lane ticket dispensers with credit card substation
- Seven new exit stations with lagtime reader and credit card capability
- In-lane and pay station intercom system
- Fourteen new folding gate arm boxes
- Fourteen HID proximity card readers
- Three Internet credit card processors
- Computer software and communication boards
- Six new computers
- Two T1 Line installations
- CCTV/Voice Management system

The cost to purchase the automation equipment is \$762,372. This request includes installation, freight, tax and an approximate 30 percent contingency fee for a total of \$990,000. (The additional contingency is to provide flexibility in the number of security cameras to be installed.) Staff is proposing to acquire the equipment under a purchase agreement. A financial analysis indicates that by installing pay-on-foot stations, total contract operation expenses including labor costs are estimated to decrease by \$336,000 annually. Furthermore, \$61,000 in general maintenance, maintenance agreement, and repair costs savings is anticipated annually. Also, operation of the equipment around the clock will generate additional revenues. The CityPlace parking structures have been operating at a deficit of approximately \$400,000 annually.

To fund public improvements, like the parking automation equipment, California Redevelopment Law requires that the Agency adopt a resolution making the following findings:

- That the installation of such public improvements is of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located;
- That no other reasonable means of financing the public improvements are available to the community; and
- That the payment of Agency funds for the installation of public improvements will assist in the elimination of one or more blighting conditions within the project area.

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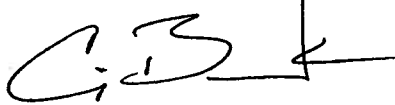
A resolution making the necessary findings regarding the installation of the public improvements with redevelopment funds is attached. The City Council will be acting on a similar resolution following Agency approval.

The improvements will be installed within three months of execution of the contract in order to start garnering cost savings and improving service delivery as soon as possible.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:LAF:VJV

Attachment: Redevelopment Agency Resolution

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA
MAKING CERTAIN FINDINGS REGARDING THE
CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS
WITH REDEVELOPMENT FUNDS (CITY PLACE PARKING
STRUCTURE MODERNIZATION)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the Downtown Redevelopment Project (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located within the boundaries of the Project, and proposes to use redevelopment funds to fund additional improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the reimbursement of the cost of construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the appropriations limitation of Article XIIB of the California Constitution;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency determines that the construction of public improvements, more particularly described in Exhibit "A", are of benefit to the Project

and the immediate neighborhood in which the Project is located. This finding is supported by the following facts:

These improvements have assisted the removal of blight by improving the availability of parking and enhanced the Downtown visitor experience, thereby promoting business attraction along Pine Avenue and nearby streets. The modernization of such improvements will continue to enhance the City's parking availability.

Section 2. The Agency determines that no other reasonable means of financing the above-described improvements are available to the community. This finding is supported by the following facts:

Before the passage of Proposition 13, most of the City's general operating and capital improvements were funded through property taxes. However, the initiative placed severe constraints on the City's ability to use property tax revenues to offset increases in operating and capital costs. It has also been difficult for the City, by itself, to provide sufficient funds to pay the debt service for the construction of major public improvements. In fiscal year 2009-2010, the limited resources of the City's General Fund are committed to previously incurred obligations and planned projects.

Section 3. The Agency further determines that the payment of funds to modernize such improvements, will assist in the elimination of one or more blighting conditions within the Project, and is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490.

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APPROVED AND ADOPTED by the Redevelopment Agency of the City of
Long Beach, California, on this _____ day of _____, 2009.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT "A"

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

Payment for installation of automated parking equipment and other improvements at City Place parking garages A, B and C.