



Building A Better Long Beach

November 3, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Loan Agreement with The Garage Theatre in an amount not to exceed \$20,000. (Central – District 1)

DISCUSSION

The Garage Theatre (Theatre) has submitted an application for consideration for grant funding through the Redevelopment Agency's (Agency) East Village Artist Loan Program (Program). The Program was created to attract artists to the East Village Arts District (District) by providing a financial incentive to create studio space and/or live/work space to support the creation of visual and performing art in the District.

The Theatre is a non-profit organization that was founded by California State University, Long Beach graduates. The Theatre has provided performing arts to the Long Beach Community since 2001 and moved to its current location at 271 E. 7th Street in 2005 (Exhibit A – Site Photograph). While the Theatre has received acclaim for the quality of its theatrical performances, it has been challenged by its lack of tenant improvements. The Theatre proposes to improve the existing facility by installing air conditioning, a drop ceiling, lighting, new electrical panel, drywall and insulation with the assistance of the Program. The contractor has offered to donate labor towards this project and has provided a \$25,500 estimate to complete the proposed improvements.

The eligible geographic boundaries of the Program are 7th Street to the north, Ocean Boulevard to the south, Long Beach Boulevard to the west, and Alamitos Avenue to the east. Even though the Theatre is located on the opposite side of the Program boundary on Long Beach Boulevard, Agency staff believes the proposal satisfies the intent of the Program.

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The Program allows for loans of up to \$10,000 per artist, which are forgiven if the artist remains in the improved space for three years. If not, the Program requires that the loan be immediately due and payable with no interest. Since this venue supports multiple artists it is recommended that the loan be increased to \$20,000. In addition, construction costs have increased since the Program was created and Agency-funded projects require the additional cost of paying prevailing wages. The Theatre will fund the remaining balance for the improvements through fundraising efforts.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DSW:JMV

Attachments: Exhibit A – Site Photograph

Exhibit A

Site Photographs
The Garage Theatre
251 E. 7th Street

