



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

C-18

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October 10, 2006

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach

California

RECOMMENDATION:

Authorize the City Manager to execute an Eighth Amendment to Lease No. 24291 by and between the City of Long Beach and Rancho Los Alamitos Foundation to extend the term through September 30, 2026. (District 3)

DISCUSSION

Rancho Los Alamitos (Rancho) is a living historical site of State significance, which is on the National Register of Historical Places. It is one of the few remaining sites that represents the development of Southern California from Native American settlement through the early California and rancho period, to the rapid urbanization of the late Twentieth Century. The physical resources of the Rancho, in combination with its history, create a unique resource for the City and region.

For nearly two decades, the Rancho Los Alamitos Foundation (Foundation/Lessee) has overseen the management and operation of the Rancho on behalf of the City. Lease No. 24291(Lease) requires the Foundation to use its best efforts to provide funding to accomplish new construction, educational, and site enhancement projects to enable the historical site to reach its full potential as a landmark of significant historical and educational value for the benefit of the community. On June 23, 2006, the Foundation received notification of a \$1.5 million grant award from the California Cultural and Historical Endowment (Agency). The Foundation intends to use the funds toward work that is part of the Rancho master plan approved in concept by the City in July 1989, and subsequently incorporated as part of the Lease. The improvements encompass relocation, repair, and restoration of the significantly deteriorated historic barns, and related public safety and utility improvements, including fire suppression and seismic strengthening and restoration of the barnyard landscape. The Foundation will contribute \$1.5 million, obtained through fundraising efforts, to satisfy the one-for-one matching funds requirement. The project will commence following completion and execution of the Agency's grant funding documentation.

As defined by the Lease, the Foundation must retain only the services of professionals licensed by the State of California. In addition, in its annual report to the City the Foundation shall describe all alterations accomplished during any Lease year.

To meet the conditions for grant funding, the Foundation must have a lease with a minimum term of 20 years. The Foundation's Lease has six years remaining on a 25-year term. The Foundation has requested 14 additional years on the Lease extending the term through September 30, 2026, to comply with the Agency requirement. All other conditions of the Lease shall remain in full force and effect.

This matter was reviewed by Senior Deputy City Attorney Donna F. Gwin on September 26, 2006, and Budget Administrative Analyst Kenneth Bott on September 28, 2006.

TIMING CONSIDERATIONS

City Council action is requested on October 10, 2006, to enable the Foundation to satisfy the tenure requirements for grant funding and to secure space on the Agency's agenda to present proof of compliance during the October 26, 2006, board meeting.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH/GP

APPROVED:



GERALD R. MILLER
CITY MANAGER