



Building A Better Long Beach

October 18, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a First Amendment to the Lease with the Bixby Knolls Business Improvement Association for the use of 4321 Atlantic Avenue. (North – District 8)

DISCUSSION

One key objective of the Redevelopment Agency (Agency) is the improvement of business corridors. The Bixby Knolls Business Improvement Association (BKBIA) represents the business assessment district within Bixby Knolls that includes sections of both Atlantic Avenue and Long Beach Boulevard (Exhibit A – BKBIA Area). The BKBIA has identified a number of community activities, with a focus on arts and culture, that will help activate the business corridors in Bixby Knolls and promote the district.

In May 2009, the Agency entered into an 18-month lease agreement with the BKBIA for the Agency-owned property at 4321 Atlantic Avenue (Subject Property) to host community arts and culture activities. The Subject Property has approximately 40,970 square feet of land and a 19,137-square-foot building (Exhibit B – Site Photograph).

The Subject Property is located within the Bixby Knolls community and has a large presence on the Atlantic Avenue business corridor. The Agency acquired the Subject Property in September 2008 to remove a blighting influence on a major corridor within the Bixby Knolls community. Due to the economic downturn, efforts to attract a restaurant or retail use compatible with the Bixby Knolls area have been unsuccessful.

The term of the lease agreement is one year, with two optional six-month extensions at the discretion of the Executive Director. The Agency will be paid \$1 for each term of the lease. The lease term will start on November 1, 2010, and will include a 30-day termination clause. The tenant will pay all building utilities and liability insurance. During the lease period, staff will continue to work to market the site for a restaurant or retail use compatible with the Bixby Knolls area.

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BKBIA agrees to comply with all statutes, ordinances, rules, orders, regulations of federal, state, county and city governments regulating the use by BKBIA of the property. Such compliance includes, but is not limited to regularly occurring and special events and assemblies held within or in the immediate vicinity of the Subject Property.

The lease of the Subject Property was presented to the North Long Beach Project Area Committee on March 26, 2009, and they recommended approval.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK
EXECUTIVE DIRECTOR

Asst.

AJB:LAF:TF

Attachments: Exhibit A – Bixby Knolls Business Improvement Association Area
Exhibit B – Site Photograph

Exhibit A

Bixby Knolls Business Improvement Association Area

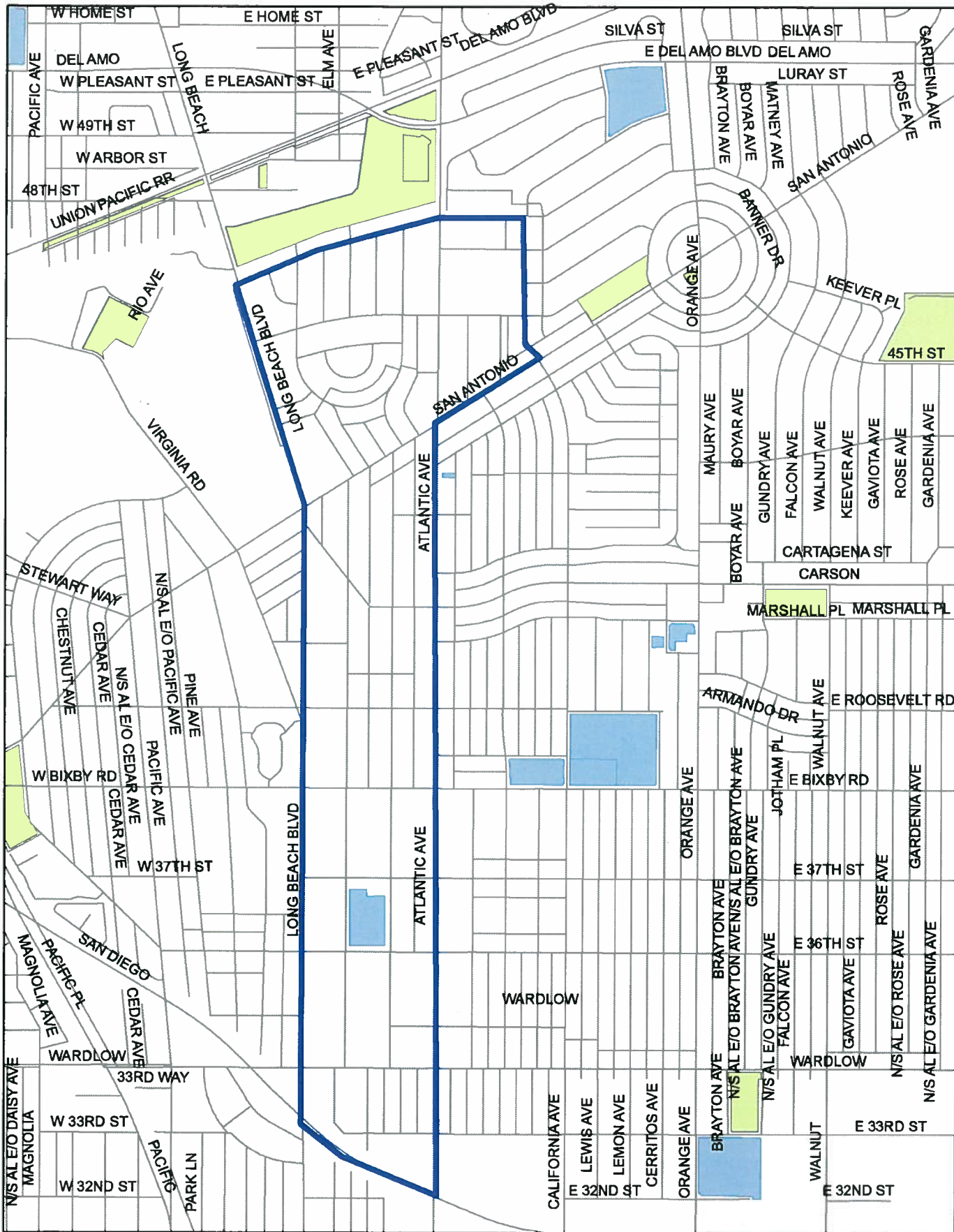


Exhibit B – Site Photograph
4321 Atlantic Avenue

