



Building A Better Long Beach

June 6, 2011

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to amend the Grant Agreement with MID Pine Avenue, LLC, to require a Schedule of Performance. (Downtown – District 1)

DISCUSSION

On September 21, 2009, the Redevelopment Agency (Agency) authorized the Executive Director to enter into a Commercial Façade Improvement Program Grant Agreement (Agreement) in the amount of \$250,000 with MID Pine Avenue, LLC, (Grantee) for façade improvements to 350 Pine Avenue. The funds were subsequently placed in escrow and have not been expended. The project has experienced several delays for a variety of reasons, including issues related to design appropriateness and partnership disputes among the members of MID Pine Avenue, LLC. At this time, it is staff's assessment that the foregoing issues have been resolved and Grantee is in a position to move forward with the façade improvements (Exhibit A).

In order to protect against further delay, staff proposes to amend the Agreement to add a Schedule of Performance (Schedule) (Exhibit B). The Schedule will oblige MID Pine Avenue, LLC, to submit and obtain approval of construction drawings, and building permits, complete the work, and obtain a Certificate of Occupancy. Failure to meet any of the deadlines for the aforementioned activities would constitute a default under the Agreement as amended and allow the Agency to move to terminate it.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

ROBERT M. ZUR SCHMIEEDE, AICP
ASSISTANT EXECUTIVE DIRECTOR

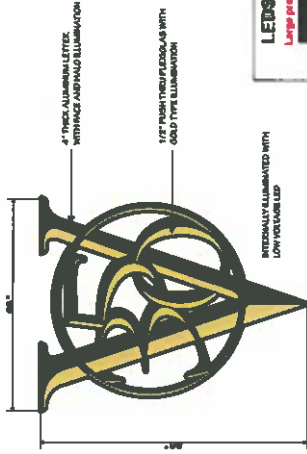
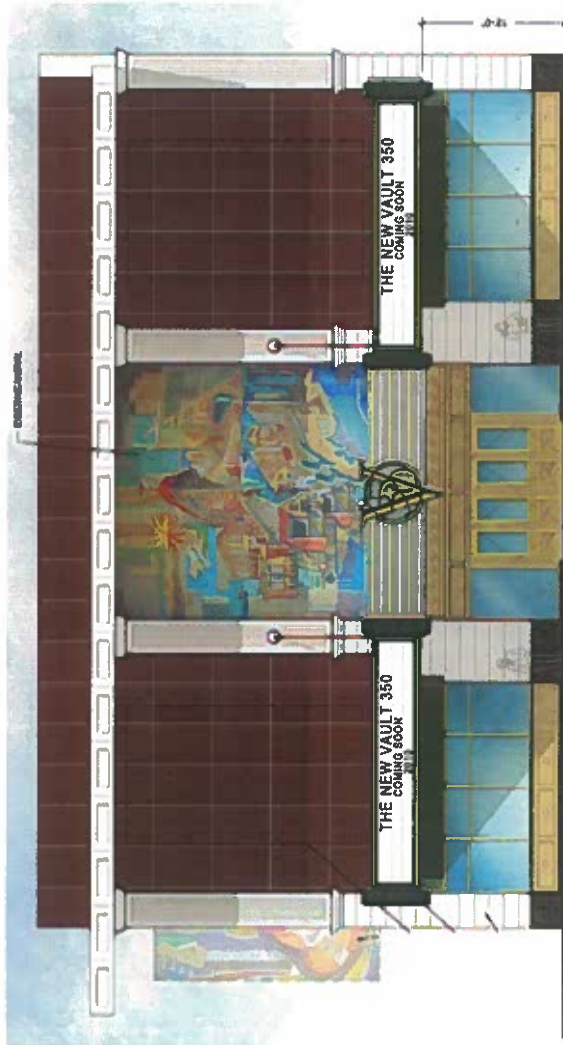
AMY J. BODEK, AICP
EXECUTIVE DIRECTOR

AJB:RMZ:AR:DAC

Attachments: Exhibit A – Proposed Façade Improvement
Exhibit B – Attachment No. 3 - Schedule of Performance

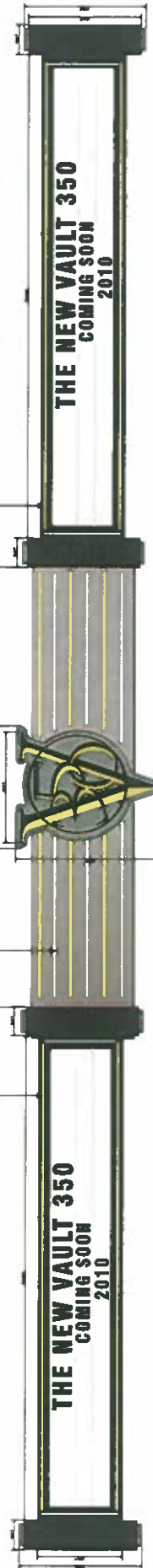
THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

FELID MEASUREMENTS WILL BE NECESSARY TO VERIFY OVERALL DIMENSIONS



LEDsteps
Large profile LED Linear

- 2000K color temperature for a warm white glow. Available in other color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K, 5600K, 6500K, 7000K, 8000K, 9000K, 10000K.
- 24" length, 1" height, 1/2" depth. Fits into standard 1" x 1/2" channel.
- Available in 100' and 200' lengths.
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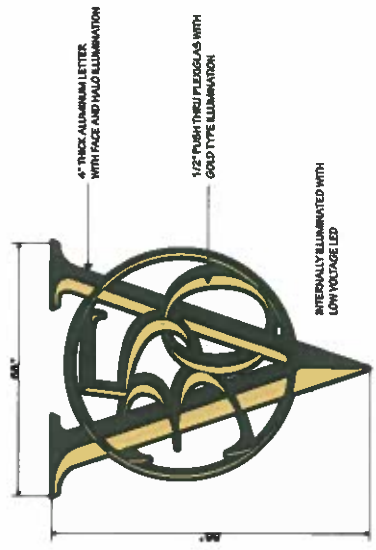
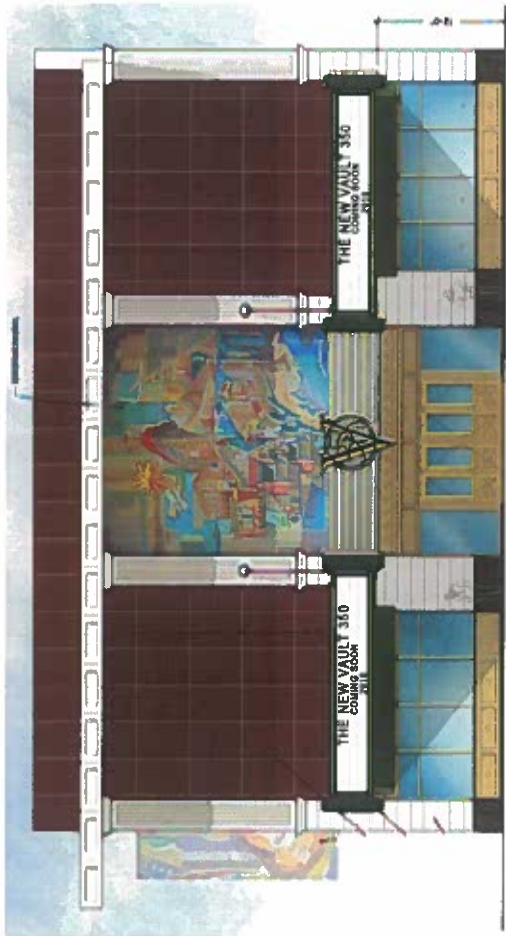


CONTRACTORS STATE LICENSE BOARD #793184

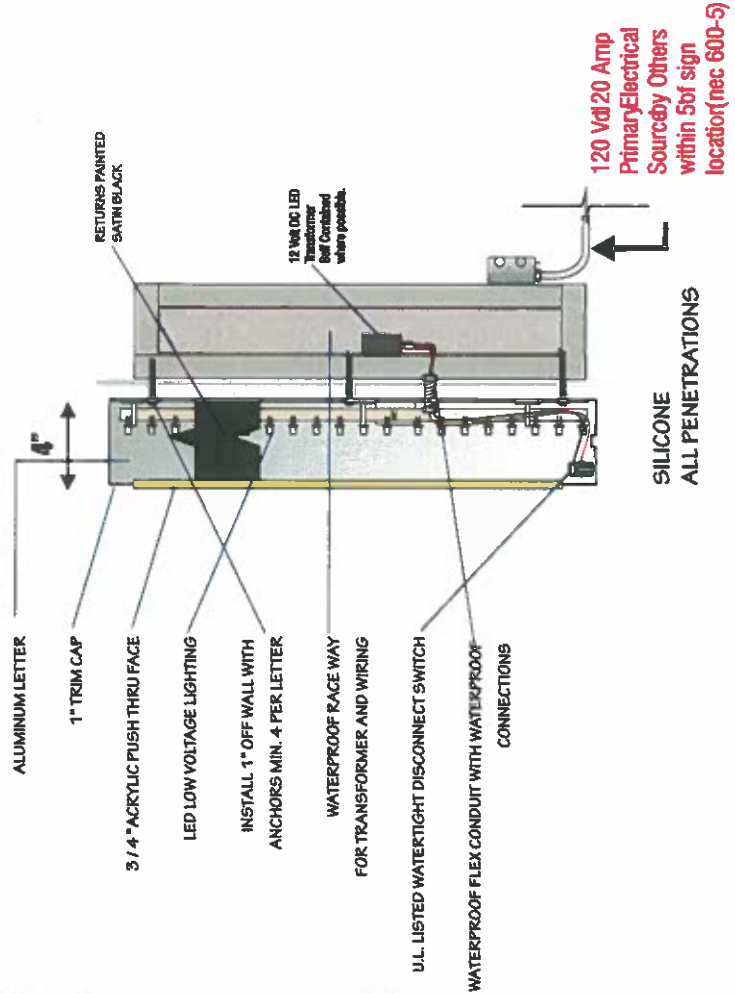
A	PROJECT LOCATION 350 PINE AVE LONG BEACH CA
B	OVERVIEW ILLUMINATED CHANNEL LETTERS
C	CONTRACTOR STATE LICENSE NUMBER: C45 793184
D	CONTRACTOR: Jeff Machan
E	
F	

- ALL WORK TO COMPLY WITH 2007 CALIF. BUILDING CODES
- CODES IN EFFECT: 2007 CBC CEC SECTION 600 EACH LETTER TO BE UL LISTED AND LABELED
- ALL WALL PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER TO PROVIDE A WEATHER TIGHT FINISH

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A Full Service Electrical Sign Corporation
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FELID MEASUREMENTS WILL BE NECESSARY TO VERIFY OVERALL DIMENSIONS



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OVERVIEW
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120 Vdc 20 Amp Primary Electrical Source by Others within 50ft sign location (nec 600-5)

Exhibit B

ATTACHMENT NO. 3

SCHEDULE OF PERFORMANCE

- | | |
|--|---|
| 1. Owner shall receive final design approval from the Planning Bureau of the façade and marquee. | On or before May 27, 2011. |
| 2. Owner shall submit working construction drawings for the façade and marquee to the Building Bureau. | On or before June 27, 2011. |
| 3. Owner shall submit final, corrected construction drawings for the façade and marquee. | Within 60 days after Owner's receipt of City's comments and request for corrections. |
| 4. Owner shall pull building permit for the façade and marquee construction. | Within 7 days of Owner's receipt of City's written approval of construction drawings for the façade and marquee. |
| 5. Owner shall complete construction and obtain certificate of occupancy for property. | Within 90 days of Owner's receipt of the City's written approval of construction drawings for the façade and marquee. |