



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

2760 N. Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

www.lbparks.org

April 17, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute a new lease by and between the City of Long Beach and the Association for Retarded Citizens - Long Beach, Inc., a California non-profit corporation, for City-owned property located at 4519 E. Stearns Street, for a term of five years, with two, five-year renewal options at \$1 annual rent; and, execute future amendments to extend the lease term. (District 4)

DISCUSSION

The Association for Retarded Citizens – Long Beach, Inc., (ARC) has leased City-owned property at 4519 E. Stearns Street (Leased Premises), since 1954. The attached map shows the 3.93-acre site (Attachment A). ARC serves the Greater Long Beach area, operating programs for adults with developmental disabilities. ARC's mission is to provide an opportunity for service recipients (Clients) and their families to choose and realize goals of where and how they learn, live, work, and play. ARC services and programs are tailored to meet individual Client needs through a wide range of programming and activities including, but not limited to the following:

- **Work Activities Program:** Provides vocational training and employment to over 300 adults. The program operates from the production warehouse at the Leased Premises.
- **Supported Employment Program:** Provides employment opportunities in the community. As employees of private corporations, Clients earn competitive wages, pay taxes, and are contributing members of the community. ARC provides placement, ongoing training, and follow-up services to ensure success.
- **Day Training Activity Center:** Provides personalized instruction in areas such as independent living skills, money management, language and speech therapy, and socialization, giving Clients the opportunity to maximize their independence.

HONORABLE MAYOR AND CITY COUNCIL

April 17, 2007

Page 2

- **Special Needs Program:** Provides paid work services for Clients with developmental disabilities whose physical challenges are severe enough to require ARC staff assistance throughout the workday. These individuals work at the on-site production warehouse through corporate contracts.
- **Vocational Assessment Program:** Identifies adults who are “job ready” and can be introduced into various employment programs.

ARC receives funding from the State Department of Rehabilitation and the Department of Developmental Services. Additional funding is generated by commercial production and assembly contracts and the ownership of two Value Village thrift stores located in the cities of Bellflower and Fullerton.

ARC’s lease expired on December 31, 2006. They have requested a new lease for a five-year term with two, five-year renewal options.

The proposed terms and conditions of the lease are as follows:

- **Premises:** 4519 E. Stearns Street.
- **Authorized Use:** The premises shall be used solely for the operation and maintenance of a facility providing services to individuals with developmental disabilities.
- **Term:** Five years through December 31, 2011.
- **Renewal Options:** Two, five-year renewal options at the discretion of the City Manager.
- **Rent:** Annual rent shall be \$1.
- **Maintenance and Utilities:** ARC shall be responsible for all maintenance and utilities.
- **Insurance:** ARC will provide evidence of insurance as defined by the City’s Risk Manager.

This letter was reviewed by Deputy City Attorney Gary J. Anderson on March 15, 2007, and Budget and Performance Management Bureau Manager David Wodynski on April 4, 2007.

TIMING CONSIDERATIONS

City Council action is requested on April 17, 2007, to authorize the execution of the lease.

FISCAL IMPACT

The annual rental payment will be deposited in the General Fund (GP) in the Department of Parks, Recreation and Marine (PR).

SUGGESTED ACTION:

Approve recommendations.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:GP:ERH:erh

Attachment

APPROVED:



for Christine J. Shepper
GERALD R. MILLER
CITY MANAGER



ARC - Long Beach Lease Area

