



Building A Better Long Beach

April 6, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a 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 – Site Map). The BKBIA has identified a number of community activities that will help activate the business corridors in Bixby Knolls and promote the district, with a focus on arts and culture. The BKBIA needs a site to host these community activities and has requested to lease the Agency-owned property at 4321 Atlantic Avenue (Subject Property). The Subject Property has remained vacant for the last seven months, and 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 use compatible with the Bixby Knolls area have been unsuccessful.

The term of the lease agreement is six months, 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 May 1, 2009, 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 use compatible with the Bixby Knolls area.

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The lease terms of the Subject Property were presented to the North Long Beach Project Area Committee at its March 26, 2009 meeting, and they recommended approval.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A

Bixby Knolls Business Improvement Association Area

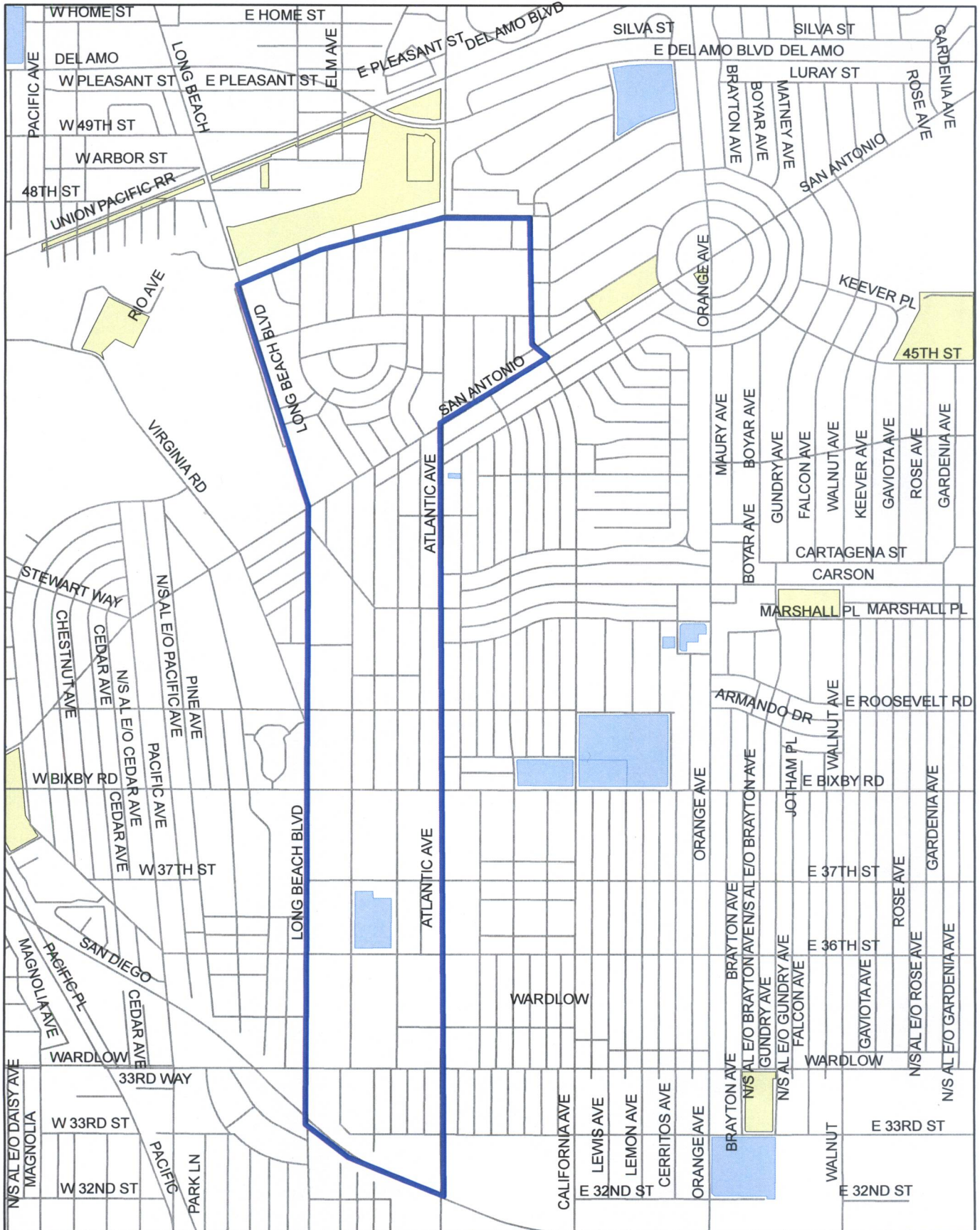


Exhibit B – Site Photograph
4321 Atlantic Avenue

