



Building A Better Long Beach

December 14, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Lease with Long Beach Arts, Inc., for the use of 5372 Long Beach Boulevard. (North – District 8)

DISCUSSION

One key objective of the Redevelopment Agency (Agency) is to support the revitalization of commercial sites and to improve commercial corridors in the North Long Beach Redevelopment Project Area. To promote this objective, staff proposes to lease a vacant Agency-owned commercial property located at 5372 Long Beach Boulevard (Subject Property) (Exhibit A – Site Map) to Long Beach Arts, Inc. (Tenant).

The Subject Property is located within Virginia Village and consists of a one-story, 2,193-square-foot commercial space that has been vacant for almost two years (Exhibit B – Site Photograph). The Agency acquired the Subject Property in 2008 to remove a blighting influence along this major corridor. Due to the economic downturn, efforts to attract a compatible use have been unsuccessful.

Long Beach Arts, Inc. is a non-profit corporation that has been in operation since 1931. The Tenant hosts seven to eight juried art exhibitions a year and exhibits art from local and national artists. The Tenant has requested to lease the Subject Property as gallery space, which will be open to the public several days a week. The Tenant publicizes the exhibits to the Long Beach community through local newspapers and art publications. This use of the Subject Property will help activate that space in Virginia Village where several revitalization efforts are currently underway by the Agency.

The term of the lease agreement is for one year, commencing on January 1, 2010, with two optional one-year extensions and a 30-day termination clause. The Agency will be paid \$400 monthly under the terms of the lease. The Tenant will pay all building utilities, maintenance and liability insurance.

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Page 2 of 2

The proposed lease was presented to the North Long Beach Project Area Committee (NPAC) at its November 23, 2009 meeting. The NPAC approved the recommendation to lease the Agency-owned property.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:ELD:la

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



Exhibit A - Site Map

5372 Long Beach Boulevard



EXHIBIT B

Site Photograph

