



CITY OF LONG BEACH

C-7

DEPARTMENT OF ECONOMIC AND PROPERTY DEVELOPMENT

333 West Ocean Boulevard 3rd Floor • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

June 20, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute a First Amendment to Lease No. 34552 (Lease) with Killing Fields Memorial Center, Inc., a California non-profit corporation, for the development and operation of a community memorial garden at the City-owned premises located at 1501 East Anaheim Street, in an amount not to exceed \$150,000. (District 6)

DISCUSSION

The City of Long Beach (City) is the owner of approximately 6,120 square feet of property located at 1501 East Anaheim Street (Subject Property). The Subject Property was purchased in 2006 by the former Redevelopment Agency of the City of Long Beach (Agency) as part of the MacArthur Park Library project. The Subject Property is categorized as "Government Use" allowing for the development of open space consistent with the Agency's original plan to develop the Subject Property as a community garden.

On May 3, 2016, the City Council approved the Lease with Killing Fields Memorial Center, Inc. (Lessee), for five years commencing on July 1, 2016 and terminating on June 30, 2021, for the operation and maintenance of a memorial garden at the Subject Property. Upon completion of the improvements, the Subject Property may be conveyed to the Lessee in exchange for a covenant in perpetuity providing for public access to the Subject Property and ongoing maintenance and capital reinvestment.

The Lessee is actively working to pay tribute and honor to human beings who suffered tragedy at the hands of the Khmer Rouge government, in what is today known as the Killing Fields of Cambodia genocide. The Lessee also works to raise awareness and to advocate for the prevention of future atrocities.

On March 21, 2017, the City Council appropriated \$150,000 in one-time Sixth Council District infrastructure funds to support the partnership between the City and Lessee, for the development of the community memorial garden at the Subject Property. Approval of the recommended Lease Amendment will provide the Lessee with up to \$150,000 for costs associated with project management, architectural design, City permits and inspections, and fundraising for construction of the memorial park.

HONORABLE MAYOR AND CITY COUNCIL

June 20, 2017

Page 2

The Lessee agrees to keep and maintain detailed written records, available for inspection by the City upon reasonably advance notice, which evidence all of the authorized expenditures. The Lessee accepts the likelihood that total costs of development to a standard reasonably acceptable to the City will exceed the City's obligation, and that such additional costs will be the sole obligation of the Lessee.

This matter was reviewed by Deputy City Attorney Amy R. Webber and by Budget Management Officer Rhutu Amin Gharib on June 6, 2017.

TIMING CONSIDERATIONS

City Council action is requested on June 20, 2017, to enable the renovation of the Subject Property to proceed as quickly as possible.

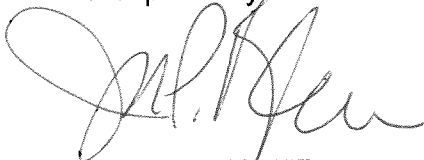
FISCAL IMPACT

The Lease Amendment will be funded from \$150,000 in one-time Sixth Council District infrastructure funds previously appropriated in the General Fund (GF) in the Economic and Property Development Department (EP) as part of a March 21, 2017 City Council action. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation

Respectfully submitted:



JOHN KEISLER
DIRECTOR OF ECONOMIC
AND PROPERTY DEVELOPMENT

APPROVED:



PATRICK H. WEST
CITY MANAGER