

C-10

October 22, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute any and all documents necessary for a License Agreement with GCC Long Beach, a Delaware limited liability company, for the short-term use of the parking lot at 2401 East Wardlow Road as overflow parking for the Long Beach Airport Festival of Flight. (District 5)

DISCUSSION

The Long Beach Airport (Airport) is celebrating its annual Festival of Flight (Festival), on Saturday, November 2, 2019, from 10:00 a.m. to 4:00 p.m. This event takes place on the airfield and provides the public with the opportunity to meet with airport tenants, fixed-base operators, pilot shops and flying schools. This year's Festival marks the end of a year-long celebration of the Airport's 95th Anniversary and will feature an aviation static display, numerous games and activities for kids, gourmet food trucks, refreshments and live entertainment. It is anticipated that over 15,000 people will be in attendance at this event.

The majority of public parking for the Festival is provided on a City-owned parking lot located at the corner of Wardlow Road and Globemaster Way, immediately adjacent to the airfield. Given that the number of people attending is anticipated to be larger than past years, additional overflow parking is needed to ensure sufficient parking for the Festival.

In June 2019, GCC Long Beach, LLC (Goodman Group), purchased the 93-acre Boeing C-17 manufacturing site located between the Airport and Cherry Avenue. In a collaborative effort with the Airport to support the Festival, Goodman Group is willing to provide parking free of charge within its newly acquired site on the parking lot at 2401 East Wardlow Road.

To this end, negotiations between the parties have resulted in a proposed License Agreement containing the following major terms and conditions:

- Licensor: GCC Long Beach, a Delaware limited liability company.
- Licensee: City of Long Beach, a municipal corporation.
- Licensed Premises: The non-exclusive use of the parking lot at 2401 East Wardlow Road.

- Term: The term of the agreement will commence October 31, 2019 and terminate November 3, 2019.
- License Fee: The use of the Licensed Premises will be at no charge to the Licensee.
- Condition of Licensed Premises: Licensor will grant use of the Licensed Premises to Licensee in its "as-is, where-is" condition and Licensee will be responsible for performing any necessary routine maintenance prior to the event and for returning the Licensed Premises free of debris and trash at end of the term.
- Insurance and Indemnification: The Licensee will provide Licensor evidence of public liability self-insurance and indemnify and hold harmless Licensor during the term of the agreement.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on October 2, 2019 and by Budget Analysis Officer Julissa José-Murray on October 3, 2019.

TIMING CONSIDERATIONS

City Council action is requested on October 22, 2019, to allow for the License Agreement to be executed by the parties prior to the date of the Festival of Flight.

FISCAL IMPACT

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no fiscal or local job impact associated with this recommendation.


SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


CYNTHIA GUIDRY
DIRECTOR, LONG BEACH AIRPORT

APPROVED:


THOMAS B. MODICA
ACTING CITY MANAGER