

CITY OF LONG BEACH

Mental Health America Amendment

1955-1965 Long Beach Blvd.

May 2, 2017

City Council Meeting

History

Schroeder Hall

East Division

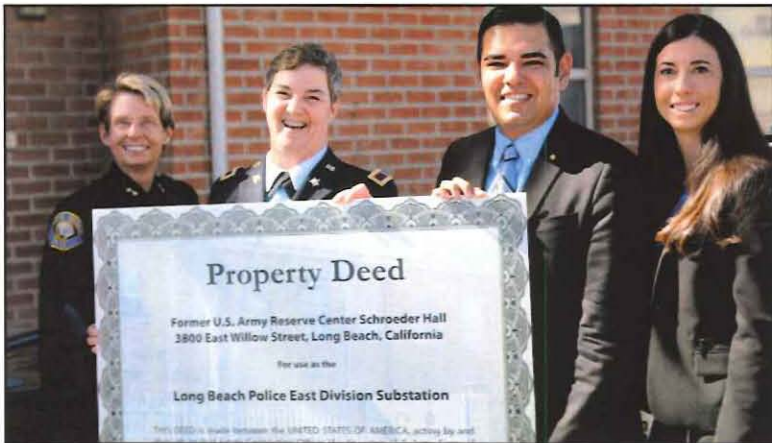
Base Reuse & Closure

Schroeder Hall



Health Department Site





MHA Village at 5th & Elm

1955 Long Beach Blvd.





1955

LAGR COFFEE SPOT

VILLAGE COOKING SHOP

COMMUNITY CENTER

Lease Amendment
programs
costs
updates

Public-Private-Partnership

- Partnership between public, private, and non-profit sectors
- Innovative street front retail center
- Integration of wrap-around services and learning center
- Centered between St. Mary and Memorial Hospital campuses at 1955-1965 Long Beach Blvd.
- Newest addition to emerging “Health Care Corridor” industry cluster



Wraparound Programs & Services

- Marketplace & Café
- Regional Training Center for Health Care Professionals
- Housing Assistance
- Job Training
- Financial Management
- Health Care Management
- Permanent Supportive Housing Services
- Homeless & Mental Health Intake
(est. 80 percent of clients are housed)





Project Costs

- Tenant improvements for community room and job training café (\$1,200,000)
- Enhanced design for café (\$100,000)
- Seismic retrofit (\$500,000)
- Reconfiguration of open floor plan for partners and supervisors (\$800,000)
- Construction contingency (\$850,000)
- Additional Parking (\$222,000)

Note: \$3.625 million does not include City's original purchase price for the building.





Amended Proposal

- New partners and investors
- Good Neighbor conditions
- Program supervisors on site
- Regular Business Hours: Monday-Saturday (7:00 am – 5:00 pm)
- Community Room available after 5:00 pm daily or by appointment
- 100 percent Security Patrol during regular business hours
- Health clinic by appointment only
- Security Cameras linked to LBPD system
- 24-hour hotline and dispatch by private security for 2 years
- Secure waiting area for member appointments in rear area

Partners

City of Long Beach
Mental Health America
The Children's Clinic
Third Wave



- Mission: “Creating economic opportunities for workers, investors, and entrepreneurs”
- Core Services:
 - Workforce Development
 - Property Development
 - Business Development
- Economic Development Commission: 10-year Blueprint for Economic Development
- Strategic Partners with City Council, MHA, Third Wave & Children’s Clinic





- Founded in 1924, established nonprofit mental health provider
- Service, Education, Advocacy & Training
- Mission: create opportunities for adults and young adults living with mental health challenges to recover full, meaningful lives
- People served are members of our organization and responsible for their own recovery
- Self-responsibility comes from ownership and empowers members to move through services to independent living





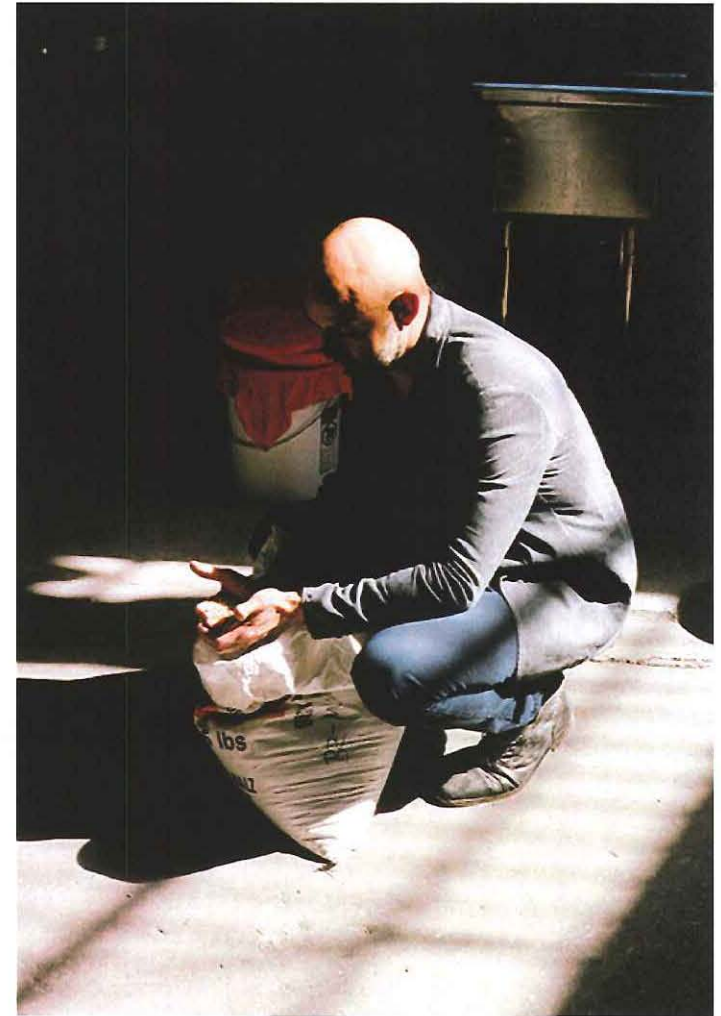
The Children's Clinic
"Serving Children & Their Families"

- Founded in 1939 by a group of physicians and community leaders
- Partner with Long Beach hospitals, schools, City, and non-profits
- Focus on low income families and who are at risk for health problems
- Leader in addressing disparities in health by providing quality care for the under-served of all ages




Charles Lew & Third Wave

- Lawyer, restaurateur and consultant
- Owns and operates multiple hospitality concepts across the United States
- Leading expert on operational aspects of restaurants and hospitality venues
- Los Angeles Business Journal “Best Up-and-Coming Restaurant Developer”
- LA Times, LA Signature Magazine, Huff Post Entrepreneur on Fire, Restaurant Unstoppable, Theater of the Courtroom





THE  HERE
BOOHTOWN
BREWERY
ARTS DISTRICT LOS ANGELES

THIRD  WAVE
MARKETPLACE

stout
burgers&beers

JOE
Noto  Co.
COFFEE



TED  NER
BOOMTOWN
BREWERY
ARTS DISTRICT, LOS ANGELES





THIRD WAVE MARKETPLACE

- The third wave of coffee is a movement to produce high-quality coffee, and *consider coffee as an artisanal foodstuff*, like wine, rather than a commodity
- Modern, technology-based café and marketplace
- Healthy food, digital art and culture
- Cutting edge Quick Service Restaurant (QSR)
- Link learning training space

Next Steps
Community Engagement
Approval
Questions



Next Steps

- Executed Lease Amendment with Good Neighbor conditions
- Submit site plans and secure permits (2017)
- Begin construction (2017)
- Grand Opening! (2018)

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