

## M E M O R A N D U M

**DATE:** May 20, 2020

**TO:** Board of Directors  
The Long Beach Community Investment Company

**FROM:** Linda F. Tatum, President 

**SUBJECT:** Approval of Contract with Leibold, McClendon & Mann for Legal Consulting Services (Citywide)

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### RECOMMENDATION:

Authorize the President or designee to enter into a contract with Liebold, McClendon & Mann to provide legal services to The Long Beach Community Investment Company in an amount not to exceed \$400,000 for a four-year period effective July 1, 2020.

### DISCUSSION

Staff regularly requires specialized legal counsel to assist with negotiating and preparing legal documents for land disposition and affordable housing loan transactions approved by the LBCIC. The City Attorney's Office does not have the staff resources to provide this assistance, so it selects firms that specialize in specific areas of law. Since 2001, the law firm of Liebold, McClendon & Mann (LMM) has provided legal assistance for LBCIC for affordable projects, programs, and statutory obligations.

Staff is currently working on several affordable housing development projects including the disposition of LBCIC-owned land and the provision of financial assistance to developers. The following provides a list of current and upcoming projects that will require legal services:

- Beacon Apartments (Century Housing)
- Vistas del Puerto (Clifford Beers Housing)
- Las Ventanas Apartments (AMCAL Multi-Housing)
- The Spark at Midtown (LINC Housing)
- Bloom at Magnolia (LINC Housing)
- Pacific and 14<sup>th</sup> Street (Habitat for Humanity)
- Woodbridge Apartments (Century Housing)
- Anaheim/Walnut (Bridge Housing)
- 14<sup>th</sup> and Long Beach Boulevard (Skid Row Housing Trust)

- 901 -941 E. Pacific Coast Highway (Mercy Housing)
- Atlantic/68<sup>th</sup> Street (Century Housing)
- 225-227 East 15<sup>th</sup> Street (Land Disposition – Developer TBD)
- 4150 East Fountain Street (Land Disposition – Developer TBD)

Based on the complexity of these transactions and the cost of similar work that has been completed, it is anticipated that legal services for these projects and additional projects that may arise will cost approximately \$400,000 over a four-year period.

Staff requests approval to authorize the President or designee to enter into a new contract with LMM in an amount not to exceed \$400,000 to cover anticipated legal costs for a four-year period beginning July 1, 2020 through June 30, 2024.

**SUGGESTED ACTION:**

Approve Recommendation.

LFT:PU:MS