



Legislation Text

File #: 07-0054, **Version:** 1

Recommendation to authorize City Manager to execute the First Amendment to Lease No. 26970 between Long Beach Memorial Medical Center, a California non-profit public benefit corporation (Landlord), and the City of Long Beach (Tenant) for office space at 2701 Atlantic Avenue, Suite B, for the continued operation of the Department of Health and Human Services administered Woman, Infants and Children Nutrition Program for an extended term through June 30, 2010, at the current monthly base rent payment of \$2,693. (District 6)

On June 27, 2000, the City Council authorized the execution of a five-year lease at 2701 Atlantic Avenue, Suite B, on the campus of Long Beach Memorial Hospital (Hospital) for the establishment of a Women, Infants and Children Nutrition Program (LB Memorial WIC) to serve the Central Long Beach community and provide for the continuing growth of the City of Long Beach Health Department's Women, Infants and Children Nutrition Program (WIC). WIC provides supplemental food, breastfeeding support, nutrition education, and health and social service referrals to women, infants and children under five years of age who are at nutritional risk. LB Memorial WIC serves approximately 3,200 families per month and is conveniently located within the demographic area it serves and along major City bus routes. Its location on the campus of the Hospital facilitates the one-stop shopping concept for eligible patients.

Lease No. 26970 (Lease) terminated on June 30, 2005, and the City is currently occupying the leased premises on a "holdover" status as allowed under the provisions of the Lease. Although the Lease provided the City with a three-year option to extend the term, the Landlord requested a month-to-month tenancy while the Hospital finalized its plans for construction and renovation. Construction has commenced at the Hospital and the Landlord is now willing to execute a long-term agreement with the City.

In an effort to continue providing services from this location, a proposed First Amendment to Lease No. 26970 has been negotiated containing the following major provisions:

- Landlord: Long Beach Memorial Medical Center, a California non-profit public benefit corporation.
- Tenant: City of Long Beach.
- Premises: 2701 Atlantic Avenue, Suite B, consisting of approximately 1,559 rentable square feet (RSF) of office space.
- Length of Term: The term of the Lease shall be extended through June 30, 2010 and shall be retroactive to July 1, 2005.

All remaining terms and provisions of the Lease shall remain in full force and effect. As per the Lease, this includes the annual adjustment of base rent according to the Consumer Price Index,

which shall be no more than four percent per year. The current monthly base rent is \$2,693 or approximately \$1.73 per RSF. The City and Landlord also have the ability to terminate the Lease without cause upon 180-days notice to the other party.

This letter was reviewed by Deputy City Attorney Lori A. Conway on December 19, 2006 and Budget Management Officer David Wodynski on January 4, 2007.

City Council action is requested on January 23, 2007 in order to execute the First Amendment in a timely manner.

Current annual base rent payments are estimated at \$32,316. Sufficient funds are currently appropriated in the Health Fund (SR 130) in the Department of Health and Human Services (HE). There is no impact to the General Fund.

Approve recommendation.

PATRICK H. WEST
DIRECTOR OF COMMUNITY DEVELOPMENT

RONALD R. ARIAS
DIRECTOR OF HEALTH AND HUMAN SERVICES

APPROVED:

GERALD R. MILLER
CITY MANAGER