



CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

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HOUSING AUTHORITY
of the City of Long Beach

521 E. 4TH STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

January 20, 2015

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Authorize the execution of all documents necessary for the Second Amendment to Lease No. 27059 between East Village Partners, LLC, and the Housing Authority of the City of Long Beach for 35 parking spaces located at 434 East Fourth Street, for continued occupancy by the Housing Authority. (Citywide)

DISCUSSION

In 1999, the Housing Authority Commission authorized the execution of Lease No. 27059 (Lease) between Gregory R. Ginn, predecessor in interest to East Village Partners, LLC (Landlord), and the Housing Authority of the City of Long Beach (Tenant) for 35 parking spaces located at 434 East Fourth Street (Premises), for use by Housing Authority staff. In 2009, a First Amendment was executed with the Landlord to extend the term of the Lease through March 31, 2015.

To provide for the continued occupancy of the Premises by the Housing Authority, the Second Amendment to Lease No. 27059 has been negotiated containing the following major terms and provisions:

- Landlord: East Village Partners, LLC.
- Tenant: Housing Authority of the City of Long Beach.
- Leased Premises: The Leased Premises consist of 35 parking spaces, which are part of an approximate 15,000 square foot parking lot located at 434 East Fourth Street.
- Term: The term of the Lease shall be extended through March 31, 2020.
- Option to Terminate: Landlord and Tenant shall continue to have the right to terminate the lease with 180 days prior written notice.
- Rent: The initial monthly rent for the leased premises shall be \$2,313 (\$66.08 per space) and shall increase by 3% per year.

HONORABLE HOUSING AUTHORITY COMMISSION

January 20, 2015

Page 2

- Maintenance: Landlord shall, at its expense, maintain the parking lot and improvements thereon, including fencing and lighting, in good working, sanitary and safe condition.

All other remaining terms and provisions of Lease No. 27059 shall remain in full force and effect.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on December 17, 2014 and Budget Management Officer Victoria Bell on December 26, 2014.

TIMING CONSIDERATIONS

Housing Authority Commission action is requested on January 20, 2015 to execute the Second Amendment in a timely manner to formalize the continued occupancy of the leased premises.

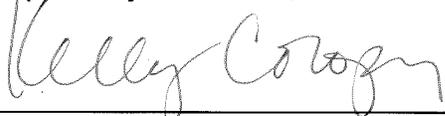
FISCAL IMPACT

The total annual rent under the Lease is currently \$26,945, and shall increase to \$27,756 for the first year and then shall increase by three percent (3%) per year for subsequent years. Sufficient funds to cover rental payments are currently appropriated in the Housing Authority Fund (SR 151) in the Health Department (HE).

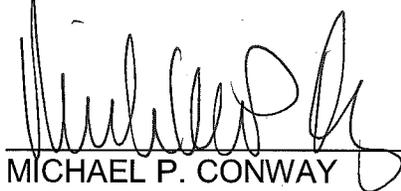
SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



KELLY COLOPY
ASSISTANT EXECUTIVE DIRECTOR



MICHAEL P. CONWAY
DIRECTOR OF ECONOMIC
AND PROPERTY DEVELOPMENT

APPROVED:



PATRICK H. WEST
EXECUTIVE DIRECTOR