



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

C-8

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

September 7, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Amendment to Lease No. 27497, With Amusement Industry, Inc., a California Corporation, for the Neighborhood Police Community Center for Office Space Located at 1320 Gaviota Avenue (District 6)

DISCUSSION

On September 25, 2001, the Long Beach City Council approved Lease No. 27497 (see attached Council Letter) for the Anaheim Street Community Police Center ("Center") located at 1320 Gaviota Avenue. During this time, the Center has become an important resource to the neighborhood, providing area residents local access to Police Department services, facilitating referral of requests and questions to other City departments, and providing a location for community meetings.

The Center is staffed by one retired Long Beach police officer, resident volunteers from the MacArthur Park and St. Mary's Neighborhood Improvement Strategy (NIS) areas, the NIS Coordinator for the MacArthur Park NIS area, and Spanish-speaking and Khmer-speaking community workers. The residents volunteer approximately 10 hours of their time per week to operate the Center, which is open for 26 hours per week. The Center also serves as office space for the NIS Coordinator who works there full-time. The retired police officer is compensated through the Police Department, and the NIS Coordinator and community workers are compensated through the Department of Community Development Neighborhood Services Bureau. The Department of Community Development also provides the funds for the lease payments.

The lease for this location expires September 30, 2004. The proposed lease amendment contains the following major provisions:

- **Premises:** The Premises consists of 1,100 square feet of office space.
- **Lease Term and Extension Options:** The lease would be extended through September 30, 2005, with two additional one-year extension options. The City will also have the ability to terminate the lease with two months notice in the event that funding is no longer available for this program.
- **Rent:** Effective October 1, 2004 the monthly rent will be increased from \$1,050 (approximately \$0.96 per square foot) to \$1,092 (approximately \$0.99 per square

foot). The rent will be adjusted by annual changes in the Consumer Price Index during the extension option terms, if any are exercised.

- Utilities: The City will continue to be responsible for its own utility costs, including water, gas, telephone and electricity.

All other terms and conditions of the existing lease will remain in effect.

This item was reviewed by Deputy City Attorney Charles Parkin on August 24, 2004, and Budget Management Officer David Wodynski on August 25, 2004.

TIMING CONSIDERATIONS

City Council action is requested on September 7, 2004 to complete the transaction in a timely manner.

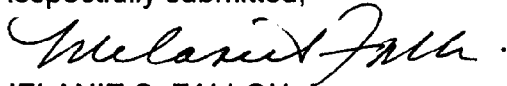
FISCAL IMPACT

The annual rent will increase in Fiscal Year 2005 from \$12,600 to \$13,104. Sufficient funds have been budgeted in the Community Development Grants Fund (SR 150) in the Department of Community Development (CD) to support this activity. There will be no impact on the General Fund.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute a lease amendment with Amusement Industries, Inc., a California Corporation, for office space located at 1320 Gaviota Avenue for use as a community police center at an initial annual rent of \$13,104, for a period of two years, with two additional one-year extension options, to be executed at the discretion of the City Manager.

Respectfully submitted,



MELANIE S. FALLON
DIRECTOR OF COMMUNITY DEVELOPMENT

MSF:MPC:VA:lel

Attachment: Council Letter Dated 9/25/01

APPROVED:



GERALD R. MILLER
CITY MANAGER