



Building A Better Long Beach

Item 2

August 4, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to renew the Lease Agreement with Kay Mendoza at 201 West Pacific Coast Highway. (Central – District 6)

DISCUSSION

In June 2007, the Redevelopment Agency (Agency) entered into a Lease Agreement (Agreement) with Kay Mendoza (Property Owner) for a six-month period, with an option to extend for an additional six months at the discretion of the Executive Director.

The Agency authorized its option for an extension in February 2008. In June 2008, the Agreement terminated. Agency staff, however, continued to negotiate with the Property Owner and national brand retail tenants for development of the site.

The term of the renewal Agreement is six months, with a discretionary option to extend by the Executive Director. The lease payments are \$5,500 monthly over the term of the Agreement. In addition, the renewal Agreement provides for back payment for the months of June through August 2008.

During the lease period, Agency staff will work to finalize negotiations between the Property Owner and potential retailers to redevelop the site. Recent negotiations have resulted in the receipt of a letter of interest from two national retail tenants, which include development of a 12,000+ square foot anchor store and 6,000+ square feet of auxiliary retail. Agency staff is currently evaluating the deal points of each proposal and anticipates selection of a developer by the Fall of 2008.

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SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right and a vertical line ending in a small hook.

CRAIG BECK
EXECUTIVE DIRECTOR

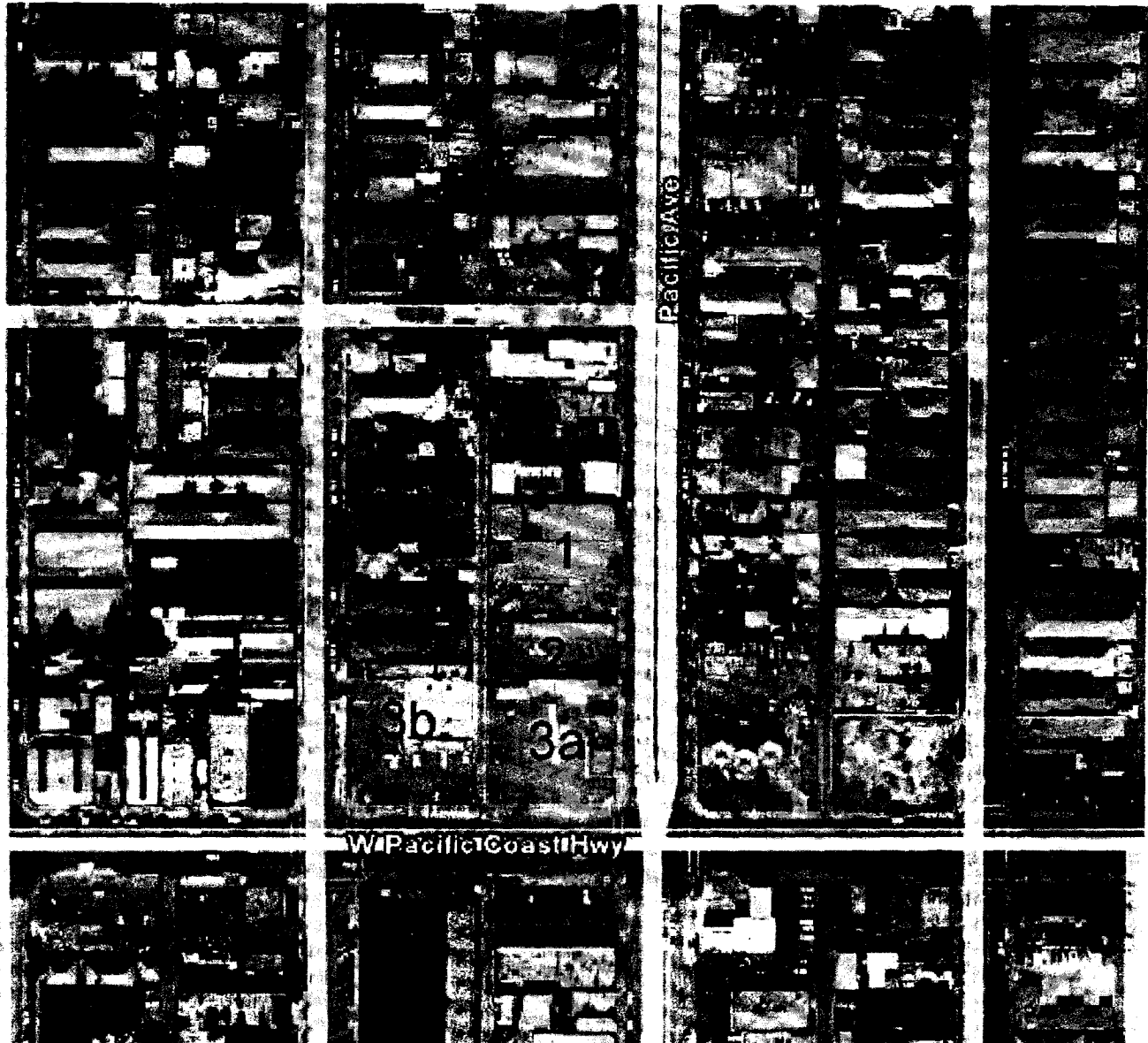
CB:AJB:TF

Attachment: Exhibit A – Site Map

EXHIBIT A

Proposed Development Site

Northwest Corner of Pacific Avenue and Pacific Coast Highway



Owner: Wards Furniture Company

1

Location: 1845- 1855 Pacific Avenue

APN: 7209-022-016, 14 & 12

Area: 0.55 acres (24,000 square feet)

Owner: Kay Mendoza

3a

Location: 201 W. Pacific Coast Highway and

APN: 7209-022-028

Area: 0.47 acres (20,400 square feet)

Owner: Raman Naran

2

Location: 1827 Pacific Avenue

APN: 7209-022-019

Area: 0.37 acres (16,000 square feet)

Owner: Kay Mendoza

3b

Location: 231-245 45 W. Pacific Coast Highway

APN: 7209-022-023 & 27

Area: 0.66 acres (28,724 square feet)