



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

C-6

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

November 22, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute a sublease between the City of Long Beach and AbilityFirst, a California nonprofit corporation, for use of office space at 3447 Atlantic Avenue. (District 7)

DISCUSSION

On June 3, 1997, the City Council approved Lease No. 25165 between Fujita Investors of California, as Lessor, and the City of Long Beach, as Lessee, for office space located at 3447 Atlantic Avenue for the Career Transition Center (CTC) (Attachment). As the result of five subsequent lease amendments, the CTC now occupies the entire 35,701 square-foot office building. The CTC, operated through the Department of Community Development, Workforce Development Bureau serves as a comprehensive one-stop career center, offering the services of multiple programs and agencies assisting job seekers with job training and employment placement services. The CTC provides these services to approximately 8,000 monthly visitors.

In July of 2005, AbilityFirst contacted City staff regarding the possibility of co-locating two of its programs at the CTC. These programs, Supported Employment and SAVES, provide assistance to adults with disabilities in obtaining and retaining employment. Locating AbilityFirst at the CTC would contribute to a beneficial, synergistic relationship between the City, the community, and AbilityFirst.

The proposed Sublease with AbilityFirst would contain the following major terms and provisions:

- **Sublease Premises:** Approximately 600 rentable square feet located on a portion of the third floor at 3447 Atlantic Avenue.
- **Term:** Initial one-year term, commencing January 1, 2006. Upon expiration of the initial term, the Sublease will continue on a month-to-month basis.
- **Rent:** The monthly rent shall be \$1,020 (\$1.70 per rentable square foot per month). The monthly rental rate mirrors the amount paid by the City for the premises.

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- Utilities: Utilities are provided as part of the monthly rental rate.
- Parking: One parking space for AbilityFirst staff is provided as part of the monthly rental rate.

AbilityFirst shall comply with all other terms and conditions of Lease No. 25165. The Lessor has provided its written consent to the sublease.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on October 24, 2005 and Budget Management Officer David Wodynski on November 11, 2005.

TIMING CONSIDERATIONS

City Council action is requested on November 22, 2005, in order to facilitate the target commencement date of January 1, 2006.


FISCAL IMPACT

Annual revenue in the amount of \$12,240 will accrue to the Community Development Grants Fund (SR 150) in the Department of Community Development (CD), and will be used to make payments to the Lessor. There is no impact on the General Fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
DIRECTOR OF COMMUNITY DEVELOPMENT

PHW:MFT:lel
Attachment
11.22.05.CC Ltr.CTCSubleaseAbilityFirst.MT.doc

APPROVED:



GERALD R. MILLER
CITY MANAGER