



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

November 20, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to enter into an Operating Agreement with Diamond Parking Services LLC to provide interim parking management services for the Agency-owned public parking lots located within the West Gateway area. (Downtown – Districts 1,2)

DISCUSSION

In April 1989, the Redevelopment Agency (Agency) entered into a rental agreement with Mr. Jack Imel for the Agency-owned property located at 460 W. Broadway and 205 Chestnut Avenue. In June 1997, another rental agreement was established with Mr. Imel for a third parcel at 225 Chestnut Avenue (Exhibit A). Both of the agreements specified the premises were to be used for public parking and were held by the tenant on a month-to-month tenancy with a thirty-day written notice of termination.

The three parcels are located in the West Gateway development area bounded by Broadway, Chestnut Avenue, Third Street and Magnolia Avenue. To prepare for pending development, all remaining owners and tenants were given notice to vacate. A termination notice was sent to Mr. Imel on August 31, 2006, terminating each of the rental agreements effective October 31, 2006.

Because the parking lots provide parking for visitors to the Civic Center complex including City Hall, the Long Beach Police Department and the County Courthouse, keeping the lots active until construction is ready to begin is important. Staff recommends an interim operations agreement with Diamond Parking Services LLC (Diamond) for these and other short-term lots established in the West Gateway area. As the operator for Mr. Imel on these parking lots, Diamond already has the necessary equipment on site for collection of fees.

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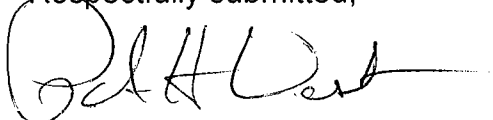
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Terms of the agreement include an administrative fee paid to Diamond for each lot ranging from \$300 to \$500 per month. The agreement will be month-to-month with a ten-day written notice of termination requirement. Sufficient revenue is generated by the lots to cover the administrative fee.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:rsw

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map

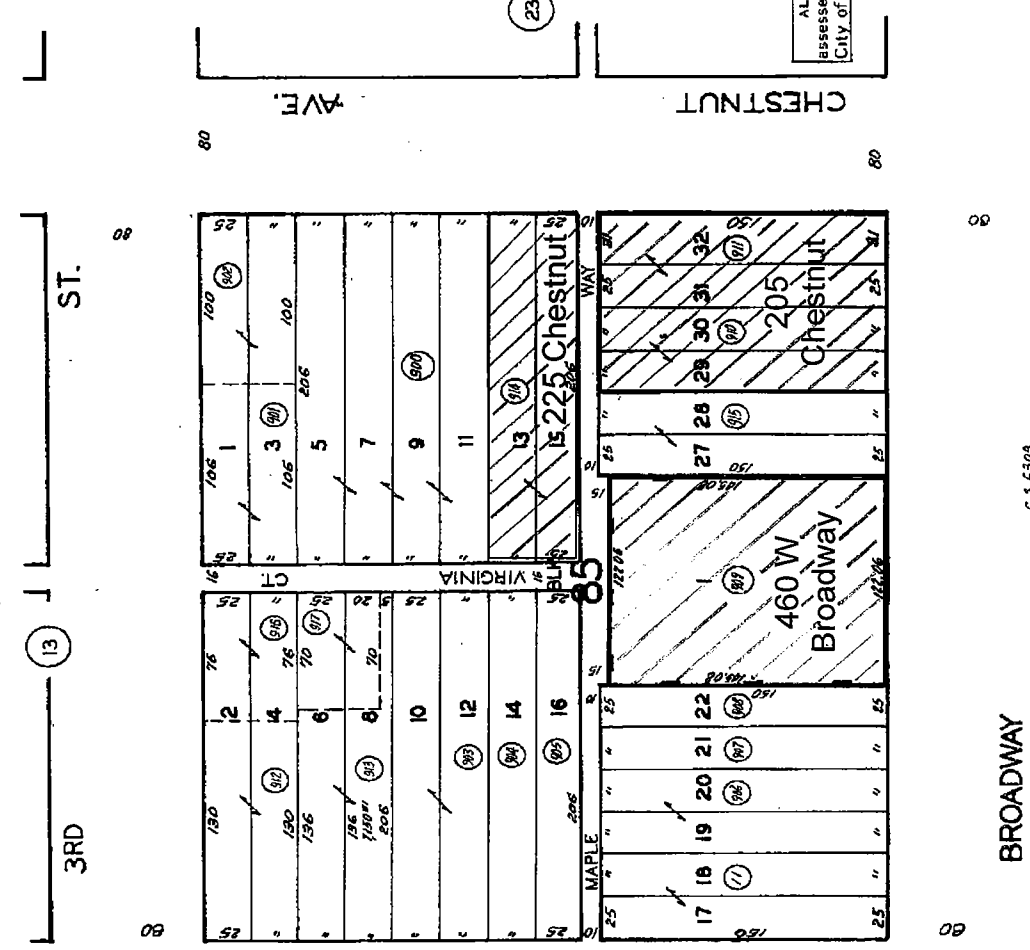
Exhibit A

West Gateway – Site 11 Public Parking

01/04/14 06/11/2002-07
 07/14/06 01/10/03
 08/02/08 06/00/02
 09/01/09 06 00 2001
 95/04/05
 2004/09/20 08/03/04-08
 2005/03/21 05/00/01-10
 2008/02/22 00/00/01-10

County of Los Angeles, Rick Auerbach, Assessor

7280 24
 SCALE 1" = 60'



ALL 900 series parcels on this page assessed to Redevelopment Agency of the City of Long Beach, unless otherwise noted.

CODE 55-42

FOR PREV. ASSMT. SEE: 7277 - 38

C.S. 6309

TOWNSITE OF LONG BEACH
 M.R. 19-91-96
 CONDOMINIUM
 TRACT NO. 34586
 M.B. 973-43-44

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.