



# Building A Better Long Beach

February 1, 2010

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Reimbursement Agreement in the amount of \$250,000 with CityPlace Long Beach, LLC; CityPlace Long Beach TIC 1, LLC; and CityPlace Long Beach TIC 2, LLC, for improvements to the parking management office at 275 East 4th Street. (Downtown – District 1)

### DISCUSSION

The City of Long Beach (City) Parking Operations Division oversees parking operations in the CityPlace parking structures, as well as on City- and Redevelopment Agency-owned property throughout Downtown Long Beach. In addition to City staff, the day-to-day operations are managed through a contract with Central Parking Systems.

The parking management office, currently utilized by Central Parking Systems staff, is located within the CityPlace retail space at 275 East 4th Street and serves as the centralized office for all City parking operations. The office has approximately 1,000 square feet of rentable space.

Redevelopment Agency (Agency) staff has requested that the owner of CityPlace—CityPlace Long Beach, LLC; CityPlace Long Beach TIC 1, LLC; and CityPlace Long Beach TIC 2, LLC (CityPlace Owner)—expand the parking management office and revise the configuration to include a counter area for receipt of parking payments, add interior offices for training and other purposes, and provide a break room and a bathroom. The proposed new office will be approximately 1,300 square feet with a more efficient configuration that will provide a more productive working environment. The relocation and expansion of the parking management office will necessitate the relocation of the existing CityPlace property management and security offices into a new mezzanine to be located within the building.

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The CityPlace Owner has agreed to redesign and make improvements to the parking management office but requests that they be reimbursed for \$250,000 of the improvements, which are estimated at approximately \$275,000. The CityPlace Owner has submitted plans to modify the office space (Exhibit A). These plans are being reviewed and are subject to modification.

Agency staff proposes to enter into a Reimbursement Agreement with the CityPlace Owner for an amount not to exceed \$250,000. In order to accommodate the proposed Reimbursement Agreement, the Downtown Redevelopment Project Area team has identified cost savings within their budget and will reallocate those funds to cover the expenditures associated with this project. The CityPlace Owner will be required to apply for all necessary permits and comply with all applicable building codes. The CityPlace Owner will pay any costs above the \$250,000 the Agency allocates toward this project.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



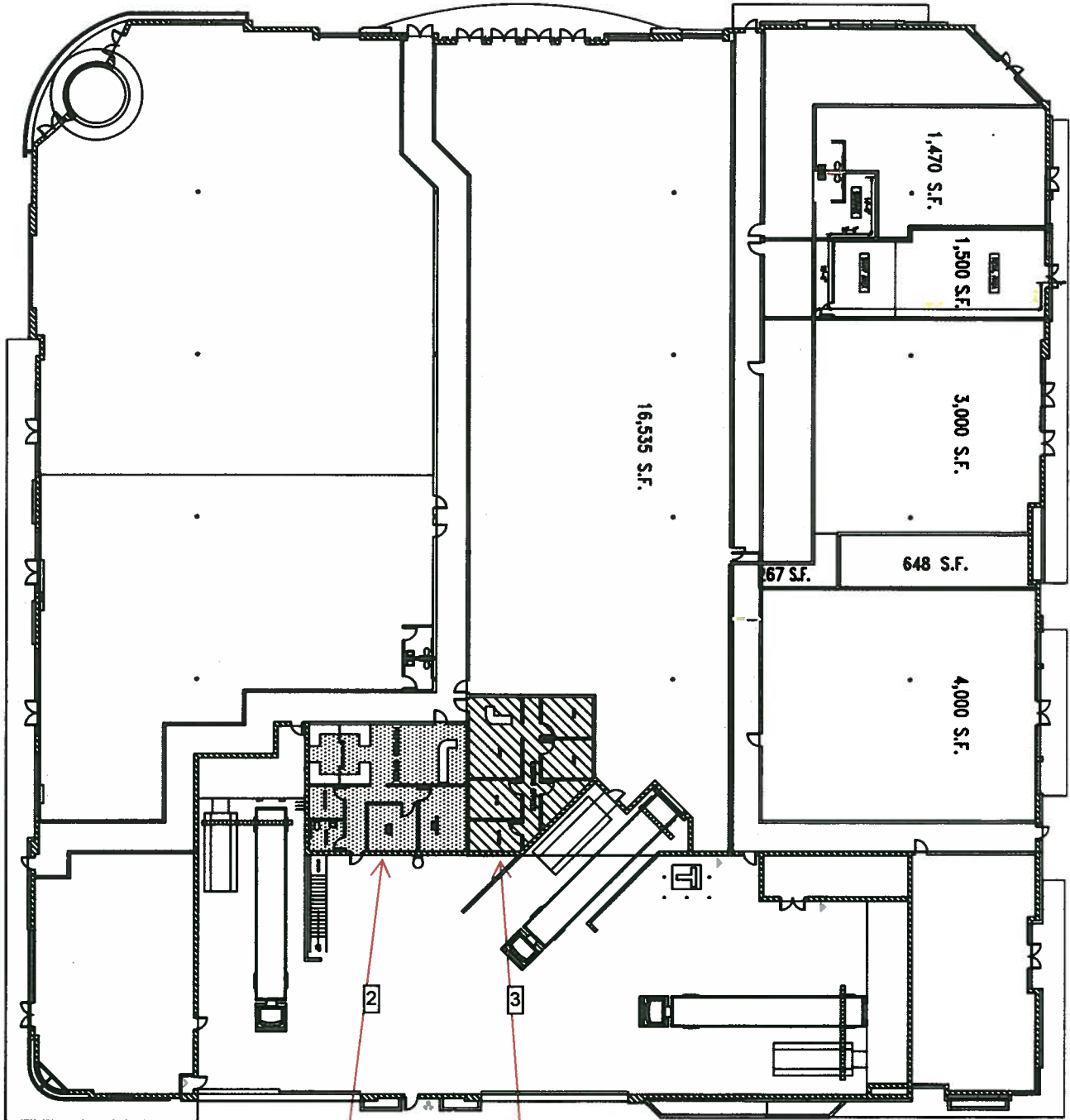
AMY J. BODEK  
EXECUTIVE DIRECTOR

AJB:CSM:bec

Attachment: Exhibit A – Plans

EXHIBIT A

PROMENADE STREET



5TH STREET

Proposed Offices Existing Offices

LONGBEACH BLVD