



CITY OF LONG BEACH

R-16

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.5237 Fax: 570.6205

November 10, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute all documents necessary for a Lease between the Redevelopment Agency of the City of Long Beach and the City of Long Beach and any amendments, at the discretion of the City Manager, for office space located at 5641 Atlantic Avenue, to provide office space for the City's 8th Council District field office. (District 8)

DISCUSSION

One of the priorities of the North Long Beach Redevelopment Plan is to support the revitalization of commercial sites and to improve commercial corridors. To promote this objective, the Redevelopment Agency (Agency) proposes to lease an Agency-owned commercial property located at 5641 Atlantic Avenue (Site) (Exhibit A – Site Map) in the North Long Beach Redevelopment Project Area to the City of Long Beach (City) to house the 8th Council District field office (Tenant).

The Agency purchased the property in 2005 and exterior and interior improvements were completed in 2006. Since then, the space has been used to conduct Agency business and also as a community meeting space for city residents in the 8th and 9th Council Districts. The Tenant has agreed to continued use by local community groups for community meetings on a mutually agreed schedule.

The proposed Lease between the Agency and the City, as identified above, contains the following provisions:

- Premises: The leased premises shall be composed of approximately 1,605 rentable square feet of commercial space at 5641 Atlantic Avenue.
- Use: General office and meeting use.
- Length of Term/Options to Extend: The term shall begin on October 1, 2009 for one year. This initial term may be extended for two optional one-year terms at the option of the Agency.

- Rent: The annual rent shall be \$1.00 per year in consideration for the Tenant cooperating with the community to provide for meeting and specified uses.
- Utilities and Services: The Agency shall pay for all utilities and services provided to the Premises, which total approximately \$2,000 annually.
- Parking: Parking shall be available at 5648 Atlantic Avenue.

This letter was reviewed by Chief Assistant City Attorney Heather A. Mahood on October 20, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on October 22, 2009.

TIMING CONSIDERATIONS

On November 2, 2009, the Redevelopment Agency Board authorized the execution of the Lease. City Council action is requested on November 10, 2009, in order to finalize and execute this Lease.

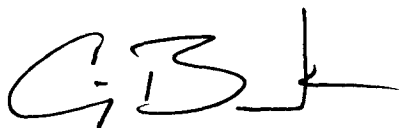
FISCAL IMPACT

There is no fiscal impact to the General Fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER

Site Map

5641 - 5643 Atlantic Avenue

