

# CITY OF LONG BEACH

Department of Parks, Recreation and Marine

2760 Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

## C-25

July 5, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

- 1) Authorize the City Manager to execute a one-year reciprocal agreement with Long Beach Heritage Coalition for service and use of the Bembridge House, located at 953 Park Circle Drive; and,
- 2) Authorize the City Manager to execute amendments to extend the agreement for two additional one-year terms. (District 1)

### DISCUSSION

The Bembridge House (Homesite), a historic Queen Anne residence located in the Drake Park area, has graced the west side of Long Beach for nearly 100 years. Until the acquisition by the nonprofit organization Long Beach Heritage Coalition (LBHC) in the year 2000, the Homesite was maintained as a private residence. As part of its plan, LBHC intends to "relate and connect the story of this historic place with the contemporary community through ongoing preservation, interactive educational programming and community outreach." Last fall, LBHC contacted the Department of Parks, Recreation and Marine (Department) to explore how they might be able to collaborate with the City, sharing resources that would have mutual benefit to both parties. Noting the proximity of Drake Park, discussions included ways to enrich the surrounding community through expanded park programming and tours to grow the community's historical awareness.

LBHC and the Department have developed a proposal for a reciprocal use agreement that would grant the City use of the Homesite in return for limited maintenance and landscaping services to be provided by the Department. To confirm a basis for reciprocity, City staff identified community center rental rates for the cities of Anaheim, Cypress, Lakewood, Los Alamitos, Signal Hill and Long Beach. Because the Homesite is a historical venue, Rancho Los Alamitos and Rancho Los Cerritos (Ranchos) were also surveyed. The survey revealed that use of the historic sites is limited by the Ranchos' foundations and site amenities. Consequently, the Ranchos were not applicable to the rate survey. The proposed rental rates are comparable to market levels. The Department's Maintenance Operations Bureau identified the costs associated with the proposed maintenance and installation services.

The major points of the proposed agreement are as follows:

Site: Bembridge House, 953 Park Circle Drive

Site Use and Value: Each year of the agreement, the City shall be granted approximately 32-hours use of the meeting rooms and shall have use of the Homesite for one evening or weekend event. The annual cost for the meeting rooms is estimated at \$3,600, and \$2,800 for event use. LBHC shall make available up to 12 tour dates, each year of the permit. There is minimal cost associated with the Homesite tours.

The annual cost of administrative overhead associated with LBHC making the Homesite available, including tours, is estimated at \$1,500.

Department Services: In the initial term of the agreement, the Department will provide the following list of services.

- a) Monthly maintenance including litter pick-up, weed removal, sweeping and mowing. The annual maintenance cost is estimated at \$3,600 (\$300 per month);
- b) Mulch replenishment along the walkway leading to the rear of the house. The annual cost of replenishment is estimated at \$600;
- c) Front yard irrigation installation and Homesite water connection. The one-time purchase and installation cost is estimated at \$1,500 and one-time water connection on the Homesite premises is estimated at \$1,400; and,
- d) Front yard sod installation. The one-time purchase and installation cost is estimated at \$800.
- e) Utilities: LBHC shall be responsible for the cost of all utilities.

Term: One year, with two additional one-year options subject to the approval of the City Manager.

This letter was reviewed by Senior Deputy City Attorney Donna Gwin on June 15, 2005, and by Budget Management Officer David Wodynski on June 8, 2005.

#### TIMING CONSIDERATIONS

City Council action on this matter is requested on July 5, 2005, to expedite the City's use of the Homesite facility.

HONORABLE MAYOR AND CITY COUNCIL

July 5, 2005

Page 3

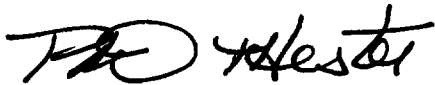
FISCAL IMPACT

In the initial term of the agreement, LBHC will grant the City use of the Homesite at an estimated value of \$7,900 and the reciprocal maintenance and installation services to be provided by the Department are estimated at a value of \$7,900. There will be no net impact on the General Fund. The facility use and services will be re-negotiated for any extended term.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHIL T. HESTER  
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:GP

APPROVED:

  
for GERALD R. MILLER  
CITY MANAGER