



CITY OF LONG BEACH

C-11

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

October 20, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute all documents and amendments necessary for a lease between the Redevelopment Agency of the City of Long Beach and the City of Long Beach for the use of 5643 Atlantic Avenue to house the Pacific Gateway Workforce Investment Network Youth Academy Project at an annual rental rate of \$1.00 for a term of one year with two optional one-year extensions.
(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 of the City of Long Beach (Agency) proposes to lease a vacant Agency-owned commercial property located at 5643 Atlantic Avenue (Site) (Exhibit A – Site Map) in the North Long Beach Redevelopment Project Area to the City of Long Beach (City). The City requires the space to support a new Digital/Media/Information Youth Academy (Academy). The Site was acquired in 2005 and has been vacant for over two years.

As part of the City's Department of Community Development, the Pacific Gateway Workforce Investment Network (Network) coordinates and oversees services supporting the workforce needs of the residents and businesses it serves. Managed by the Network, the new Academy will provide structured skill building and teach general and workforce technology skills to older youth, ages 14-24, from the cities of Long Beach and Signal Hill.

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

- Premises: The leased premises shall comprise approximately 1,605 rentable square feet of commercial space at 5643 Atlantic Avenue.
- Use: General office/classroom use.
- Length of Term/Options to Extend: The term shall be for one year. This initial term may be extended for two additional one-year terms at the option of the Agency.

- Rent: The annual rent shall be \$1.00 per year in consideration for the City providing valuable community services to the City's youth.
- Utilities and Services: The City shall pay for all utilities and services provided to the Premises.
- Parking: Parking shall be available free of charge at two Agency owned lots located at 5648 and 5801 Atlantic Avenue.

The Agency approved the lease at its meeting of October 5, 2009.

This letter was reviewed by Chief Assistant City Attorney Heather A. Mahood on September 14, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on September 17, 2009.

TIMING CONSIDERATIONS

City Council action is requested on October 20, 2009, in order to finalize and execute the lease.

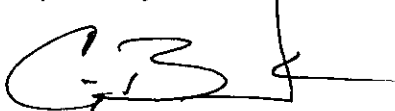
FISCAL IMPACT

There is no fiscal impact to the General Fund. The City has sufficient funds appropriated in the Community Development Grants Fund (SR 150) in the Department of Community Development (CD) to meet the obligations of the lease.

SUGGESTED ACTION:

Approve recommendation.

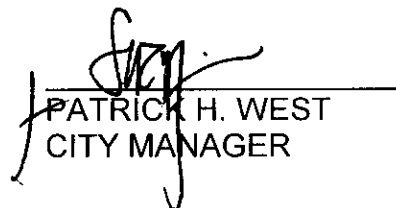
Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

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Attachment: Exhibit A - Site Map

APPROVED:



PATRICK H. WEST
CITY MANAGER

Site Map

5641 - 5643 Atlantic Avenue

