Revocable Facility Use Permit for E3 Automotive, Inc.

Board of Water Commissioners

November 10, 2022

Long Beach Water

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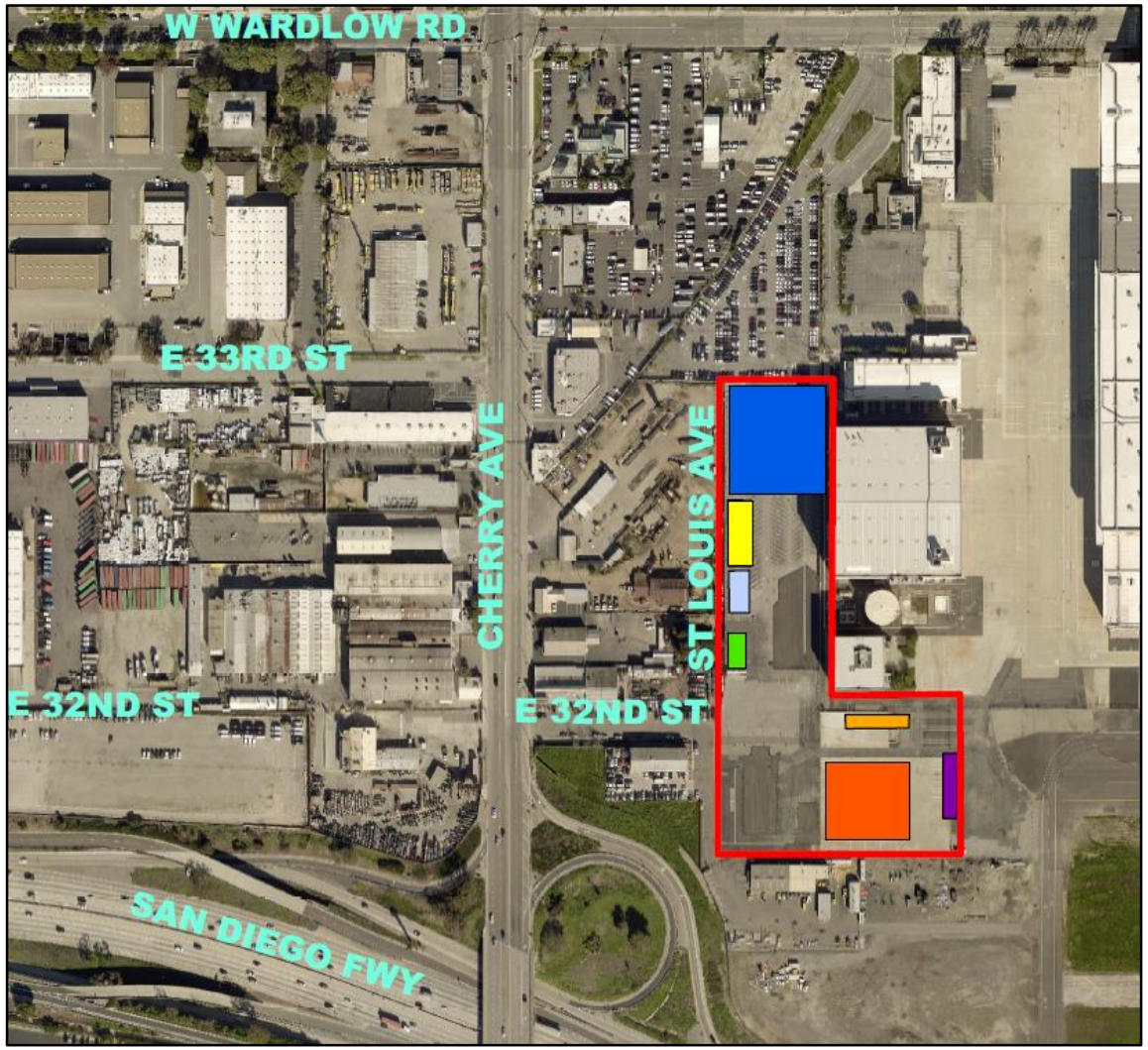
Executive Summary

- E3 Automotive, Inc. (E3):
  - Family-owned premier auto collision repair business servicing Long Beach since 2015
  - Located at 3204 1/2 Cherry Ave Long Beach, CA 90807

Executive Summary (Cont.)

- In August 2022:
  - E3 requested for indefinite rental of available space at St. Louis Avenue and 32nd Street to provide overflow parking of vehicles for their auto collision repair operations
  - Vehicles stored at this location will not harm or damage (leak fluids or contaminate) LBWD property
  - E3 plans to install a portable security system along with a mobile fence around their perimeter with a mesh net (costs to be paid for by E3)

St. Louis Avenue and 32nd Street



Permitee	Sq. Ft	Term Ends
CIT RFUP	52,500	8/2023
Proposed site for E3 RFUP	11,000	11/2023 2028 w/5 1-yr extensions
Cora RFUP	6,000	2/2023
M & J Property Services RFUP	3,000	3/2023
LBWD Storage		
Public Works Rail Car Storage		
Clutch Motorcycle RFUP	41,800	2/2023

Fiscal Impact and Terms

- Monthly rental of rate of $2,310 based on 2019 property appraisal
- Revenue to Water Fund totals $27,720 (FY 23 - $25,410 and FY 24 - $2,310)
- 5 additional optional periods of 1-year extensions, final term ending November 2028
- LBWD would be released from liability in the event of loss or damage of E3's property or that of their employees and customers
- Option for E3 to expand their rental space if more area becomes available
- Rent prorated if vacating property early

Recommendation

- Authorize the General Manager to execute a one-year Revocable Facility Use Permit with an option to extend for five additional one-year periods, with E3 Automotive, Inc., for use of approximately 11,000 square feet of space at Long Beach Water Department-owned property at St. Louis Avenue and 32nd Street as an overflow vehicle parking lot for its auto collision repair operations.

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