



CITY OF LONG BEACH

C-9

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

January 10, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute the Fourth Amendment to Lease No. 12508 between the City of Long Beach and the Young Men's Christian Association of Greater Long Beach (YMCA) extending the term for City-owned property at 4949 Atlantic Avenue. (District 8)

DISCUSSION

On March 3, 1975, the City Council authorized the City Manager to execute Lease No. 12508 with the YMCA for 2.2 acres of land at 4949 Atlantic Avenue in Scherer Park (Premises) for the establishment and operation of a YMCA recreation and educational facility (Facility). The Lease has an initial term of 25 years, with three, five-year options to extend the term. The annual rent for the Premises is \$1, in addition to consideration in the form of valuable community services and improvements to the Premises. The Lease was amended with respect to the construction of improvements, the replacement of exhibits, and the extension of the term until 2005.

The Lease terminated on March 2, 2005. The YMCA and the City entered into negotiations for a new lease to address the YMCA's proposed improvements to the Facility and future fund-raising campaigns. It has recently been determined that funding for the proposed improvements is not available at this time and the YMCA has requested to exercise its second five-year option to extend the term of the Lease until 2010.

To provide continued services to the community through the YMCA, the Fourth Amendment to Lease No. 12508 has been proposed containing the following major provisions:

- Term: The term of the Lease shall be extended to terminate on March 2, 2010.
- Option to Extend: The YMCA shall have one remaining option to extend the term of the Lease for an additional five years.

All remaining terms and conditions shall remain in full force and effect.

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This letter was reviewed by Senior Deputy City Attorney Donna F. Gwin on December 27, 2005, and Budget Management Officer David Wodynski on December 29, 2005.

TIMING CONSIDERATIONS

As the Lease has terminated, City Council action is requested on January 10, 2006, in order to execute the Fourth Amendment as soon as possible.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,




PATRICK H. WEST
DIRECTOR OF
COMMUNITY DEVELOPMENT

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PHIL T. HESTER
DIRECTOR OF
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APPROVED:



GERALD R. MILLER
CITY MANAGER