



CITY OF LONG BEACH

C-9

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

November 13, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute any and all documents necessary for the Fifth Amendment to Lease No. 27497 with Amusement Industry, Inc., a California corporation, to extend the term an additional year, with three additional one-year extension options to be executed at the discretion of the City Manager, for office space at 1320 Gaviota Avenue to house the Anaheim Corridor Community Police Center. (District 6)

DISCUSSION

On September 25, 2001, the Long Beach City Council authorized the execution of Lease No. 27497 for office space at 1320 Gaviota Avenue to house the Anaheim Corridor Community Police Center (Center). The Center has been an important resource to the neighborhood, providing area residents with local access to Police Department services, facilitating referral of requests and questions to other City departments, as well as offering a location for community meetings. Since 2001, the Lease has been amended four times to extend the term to continue providing services for this location.

The Center is staffed by one retired Long Beach police officer, the Neighborhood Improvement Strategy (NIS) Coordinator for the MacArthur Park NIS area, Spanish-speaking and Khmer-speaking community workers, and resident volunteers from the MacArthur Park and St. Mary's NIS areas. The residents volunteer approximately 10 hours of their time per week to operate the Center, which is open 26 hours per week. The Center also provides office space for the NIS Coordinator who is on site full-time.

The Lease terminated on September 30, 2007 and the City has maintained its occupancy on a month-to-month basis while negotiating the provisions of the proposed Lease amendment. The proposed Lease amendment contains the following major provisions:

- Premises: 1,100 square feet of office space located at 1320 Gaviota Avenue.
- Lease Term and Extension Options: The initial lease term shall be for a period of one-year commencing on October 1, 2007, with three additional one-year options to extend.

- Rent: Effective October 1, 2007, the monthly rent shall increase from \$1,199 (approximately \$1.09 per square foot) to \$1,235 (approximately \$1.12 per square foot).

The monthly rent for each option period shall be adjusted per the Consumer Price Index, provided however that in no event shall the monthly rent adjustment be less than a 2.0 percent increase nor more than a 5.0 percent increase over the monthly rent paid during the immediately preceding one-year period.

- Tenant Improvement: Lessor shall replace the security film on the office windows at no cost to City.

All other terms and conditions of Lease No. 27497 will remain in full force and effect.

This letter was reviewed by Deputy City Attorney Gary J. Anderson on October 25, 2007 and Budget Management Officer Victoria Bell on November 1, 2007.

TIMING CONSIDERATIONS

City Council action is requested on November 13, 2007, in order to execute the Lease amendment.

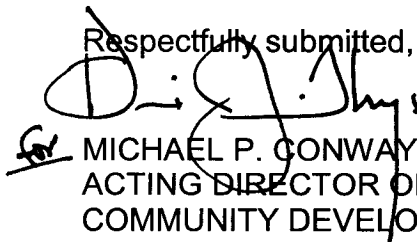
FISCAL IMPACT

Effective October 1, 2007, the annual rent will increase from \$14,388 to \$14,820 for Fiscal Year 2008. Sufficient funds are budgeted in the Community Development Grants Fund (SR 150) in the Department of Community Development (CD) to support this activity. There is no impact to the General Fund.

SUGGESTED ACTION:

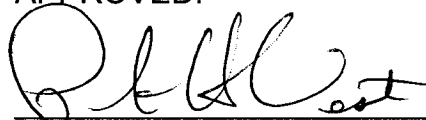
Approve recommendation.

Respectfully submitted,


for MICHAEL P. CONWAY
ACTING DIRECTOR OF
COMMUNITY DEVELOPMENT

MPC:TEP:lcl
11.13.07 CC Ltr Com Pol Ctr 1320 Gaviota

APPROVED:



PATRICK H. WEST
CITY MANAGER