



Building A Better Long Beach

October 5, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Lease with the City of Long Beach for the use of 5643 Atlantic Avenue. (North – District 8)

DISCUSSION

One key objective of the Redevelopment Agency (Agency) is to support the revitalization of commercial sites and to improve commercial corridors in the North Long Beach Redevelopment Project Area. To promote this objective, Agency staff proposes to lease a vacant Agency-owned commercial property located at 5643 Atlantic Avenue (Subject Property) (Exhibit A – Site Map) to the City of Long Beach (Tenant), Pacific Gateway Workforce Investment Network.

The Subject Property is located within the North Village community and consists of a one-story, 1,605-square-foot commercial space that has been vacant for over two years. The City Hall North Annex occupies the adjacent space in the same building at 5641 Atlantic Avenue. The Agency acquired the Subject Property in 2005 to remove a blighting influence along this major corridor. Due to the economic downturn, efforts to attract a compatible use have been unsuccessful.

Administered by the Tenant, the Pacific Gateway Workforce Investment Network coordinates and oversees services supporting the workforce needs of the residents and businesses it serves. The Tenant needs a space to support the new Digital/Media/Information Youth Academy and has requested to lease the Subject Property. This program will provide structured skill building and will teach general and workforce technology skills to youth ages 14-24 from the cities of Long Beach and Signal Hill.

The term of the lease agreement is for one year, commencing on October 7, 2009, with two optional one-year extensions and a 30-day termination clause. The Agency will be paid \$1 for each term of the lease. The Tenant will pay all building utilities, maintenance and liability insurance.

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The proposed lease was presented to the North Long Beach Project Area Committee (NPAC) at its September 24, 2009 meeting. The NPAC approved the recommendation to lease the Agency-owned property.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:ELD:la

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A

Site Map

5641 - 5643 Atlantic Avenue



Exhibit B

