



Building A Better Long Beach

May 3, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Loan Agreement for an amount not to exceed \$90,000 with Jesse Dean and Jenny Dean for building improvements to 1330 Gladys Avenue. (Central – District 4)

DISCUSSION

The neighborhood generally bounded by Anaheim Street, 14th Street, Temple Avenue and Redondo Avenue, is a light industrial area characterized by a mix of older industrial buildings and eclectic uses commonly known as the Long Beach Design District (District). In 2009, the Redevelopment Agency (Agency) Board adopted the Long Beach Design District Implementation Plan (Plan) as a guide for action and a tool to attract additional investment into the area.

One of the key priorities identified in the Plan is the adaptive reuse of industrial warehouse buildings into creative-use spaces. To that end, the property owners of 1330 Gladys Avenue, a 6,350-square-foot commercial building within the District (Site), have approached Agency staff for assistance. They propose to adaptively reuse their building into creative office and studio spaces for art production purposes (Exhibit A – Site Map).

For the past year, the owners have successfully leased the space to a number of design professionals. In order to expand the building's service capacity and provide quality workspaces, assistance is needed for tenant improvements that include construction of delineated studio spaces, an ADA-compliant main entrance and restroom, building and fire code upgrades as well as improvements to the exterior façade of the building (Project) (Exhibit B – Proposal).

The Project will create a total of eight new studio spaces of approximately 500 square feet that will aid in attracting additional design professionals to the District. Staff recommends that the Agency enter into a Loan Agreement with Jesse Dean and Jenny Dean to bring the Project to fruition.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 3, 2010

Page 2 of 2

The terms of the Loan Agreement are as follows:

- Forgivable loan of \$90,000 for proposed building improvements (Exhibit C – Budget Summary)
- 5-year term with a 3-percent interest rate
- Loan is forgiven in five annual increments
- Studio spaces are restricted to creative design professionals

On April 1, 2010, the Central Project Area Committee approved a recommendation to support the Loan Agreement.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:LAF:DSW:EM

Attachments: Exhibit A – Site Map
Exhibit B – Proposal
Exhibit C – Budget Summary

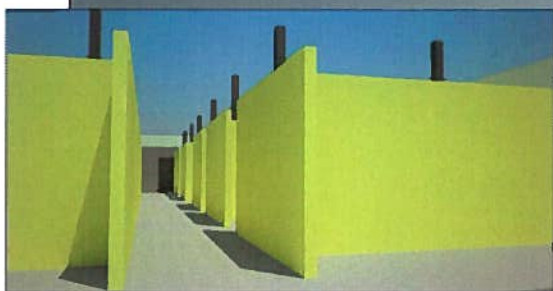
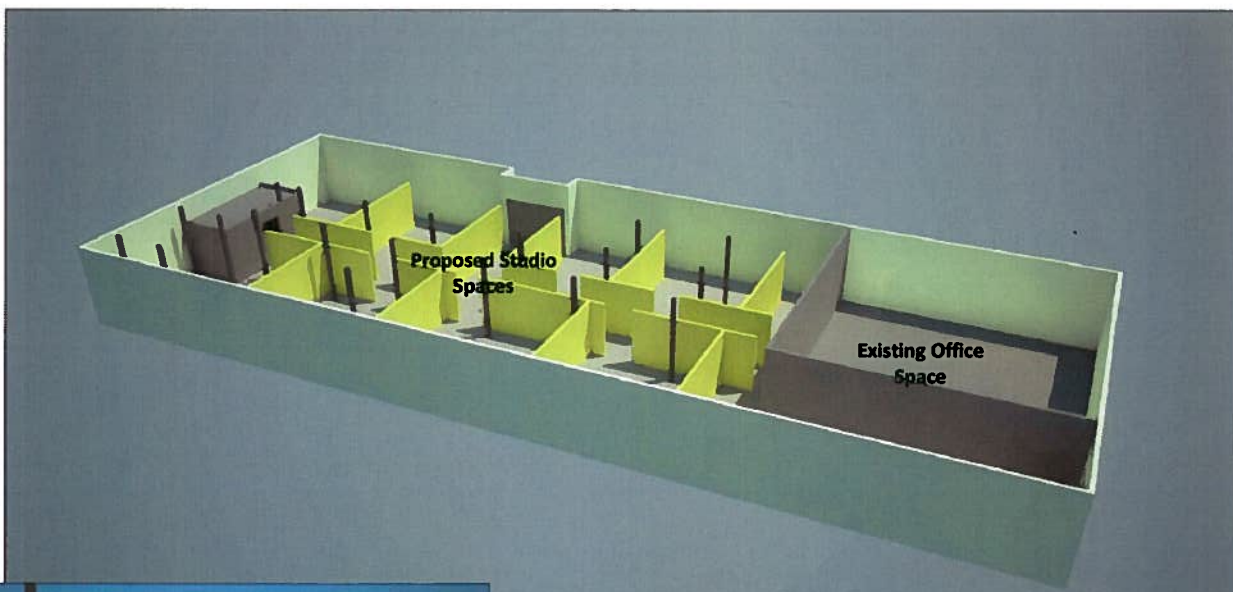
Site Map 1330 Gladys Avenue



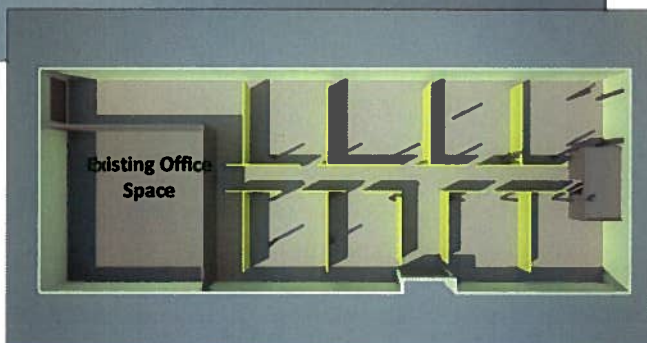
Proposal



Existing Conditions



Proposed Studio Spaces





DATE: APRIL 16, 2010
TO: JESSE DEAN
PROJECT: 1330 GLADYS, LONG BEACH, CA 90804-2436
FROM: BILL LEISY
RE: TENANT IMPROVEMENTS

BUDGET #1492

1. ADA Compliant Ramp at Roll-Up Door on Gladys Avenue	\$1,750
A. Saw Cut Existing Concrete	
B. Remove Concrete	
C. New Compliant Concrete Ramp	
2. Remove Gladys Avenue Roll-Up Door & Install Store-Front Window/Door System	6,500
3. Electrical - (8) Outlets to Artists' Areas	1,500
4. ADA Compliant Restroom in Warehouse Area at East End with Utility Sink & Shower	25,550
5. New Vestibule Entrance onto Alley	3,500
6. Remove (4) Posts	250
7. 360 Lineal Feet of Framing, Drywall 8' High	19,000
8. Paint New & Existing Warehouse Walls	8,000
9. Architectural Drawings, Permit Processing, Permits	7,000
10. Overhead, Profit, Supervision, Fee	13,210
TOTAL	\$86,260

PLEASE NOTE:

***The city requires prevailing wage for this project. This usually doubles the labor cost.
 All prices include prevailing wages.***

Please call us with any questions you may have regarding this cost breakdown.