

**BOARD OF UTILITIES COMMISSIONERS**

1800 E. Wardlow Road, Long Beach, CA 90807
562.570.2300 | LBUtilities.org

March 16, 2023

Subject

Authorize the General Manager to extend the executed Revocable Facility Use Permit with M & J Property Services, LLC, for an additional one year, with an option to extend for five additional one-year periods, for continued use of 3,000 sq. ft. of space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32nd Street to store vehicles, trailers, tools, equipment, and other materials needed for property maintenance service operations.

Executive Summary

At its meeting on March 3, 2022, the Board of Utilities Commissioners authorized the General Manager to execute a Revocable Facilities Use Permit (RFUP), for one year, with M & J Property Services, LLC (M & J). The original RFUP's term ending date is March 31, 2023. M & J contacted LBUD and requested to continue use of the 3,000 sq. ft. permitted portion of the LBUD-owned at St. Louis Avenue and 32nd Street, as shown on the attached Exhibit A, for storage purposes for an additional one-year period, with the option for renewals.

M & J is a property maintenance services company and has served the City of Long Beach Economic Development and Public Works Departments, City of Los Angeles, City of Riverside, etc. The services M & J offers include, but are not limited to, landscaping, emergency board up, clean-up, graffiti removal, and power washing.

LBUD is offering to extend the current permit for one year with five additional optional periods of one-year extension, with final term ending March 2029. The monthly rental rate charged to M & J is currently \$636.30 and is based on the property's most recent appraisal, completed in May 2019. There are no immediate plans for development at this property.

Recommendation

Authorize the General Manager to extend the executed Revocable Facility Use Permit with M & J Property Services, LLC, for an additional one year, with an option to extend for five additional one-year periods, for continued use of 3,000 sq. ft. of space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32nd Street to store vehicles, trailers, tools, equipment, and other materials needed for property maintenance service operations.

Fiscal Impact: Approximate revenue to the Water Fund for one year is \$7,636 (\$3,818 in FY 23 and \$3,818 in FY 24). The rent charged to M & J will be prorated, should they vacate the property early.

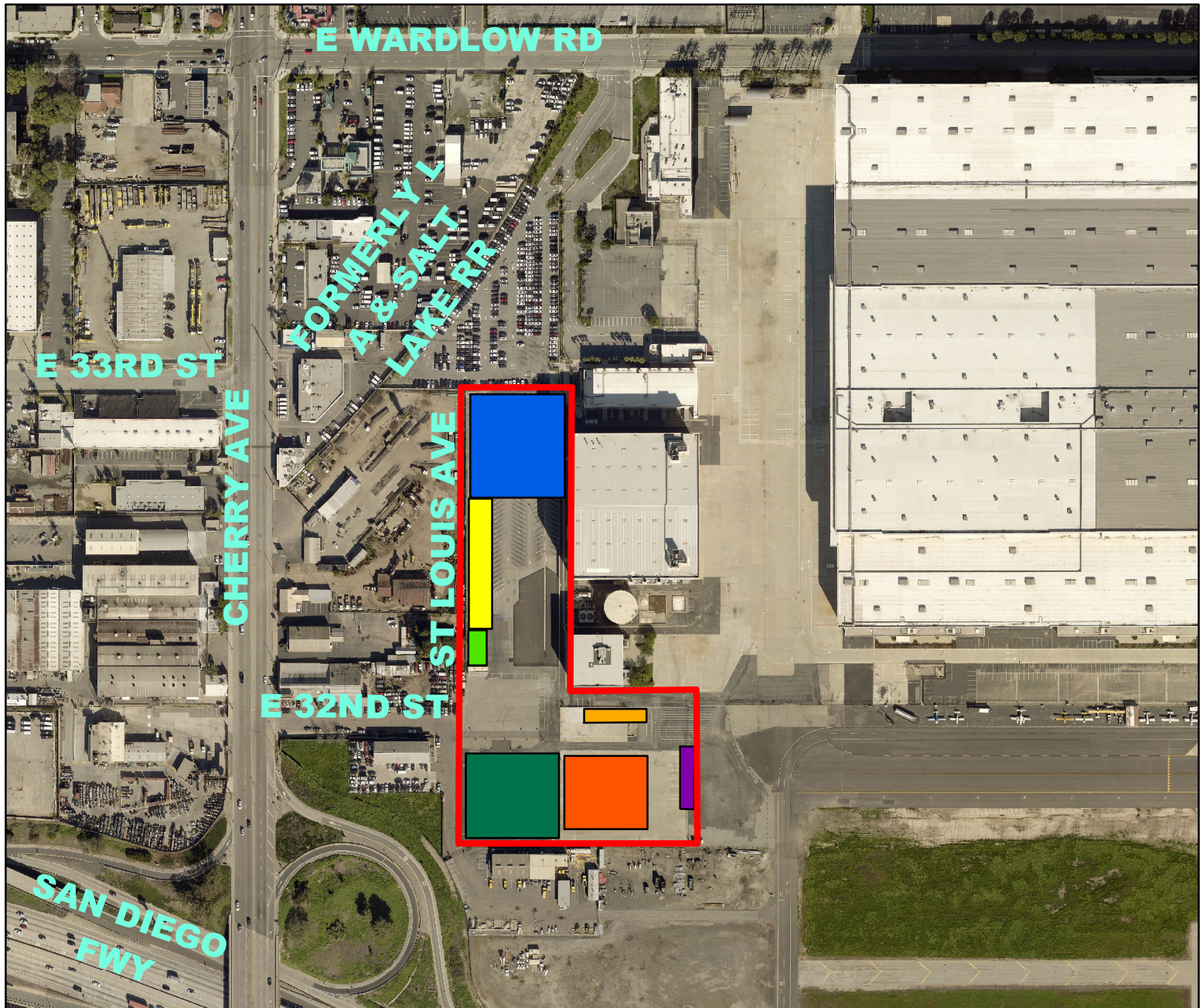
Robert J. Verceles
Director of Engineering/Chief Engineer

Christopher J. Garner
General Manager

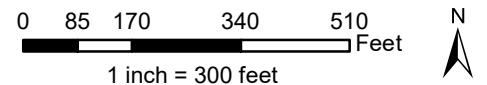
Attachment








Long Beach Utilities Department-Owned Property
St. Louis Avenue and 32nd Street (5.7 acres - 248,423 sq. ft.)

Exhibit A



Permitees:



-  CIT RFUP for 52,500 sq.ft (Term ends August 27, 2023)
-  E3 Automotive RFUP for 16,800 sq.ft (Term ends November 2023, 2028 if 5 additional periods of 1 year extensions are executed)
-  M & J Property Services RFUP for 3,000 sq. ft. (Term ends March 31, 2023)
-  LB Utilities Storage
-  Public Works' Rail Car Storage
-  Clutch Motorcycle RFUP for 41,800 sq. ft. (Term ends February 27, 2023)
-  RV Access to Sanitation Dump Stations and Water Fill Stations