



Legislation Text

File #: 06-0001, **Version:** 1

Recommendation to authorize City Manager to execute Lease between the City of Long Beach and the Long Beach Police Historical Society for City-owned property at 5373 E. 2nd Street. (District 3)

The Long Beach Police Historical Society (LBPHS) was founded in 1995 to collect, preserve, and exhibit artifacts, badges, equipment, books, documents, historical narratives and photographs pertaining to the history of the Long Beach Police Department. As a non-profit organization, the LBPHS provides research assistance to students, educators, researchers and the Long Beach community.

In June 2005, LBPHS approached the City seeking assistance in leasing City-owned property at 5373 E. 2nd Street (Site) to be used for administrative offices and as a location for the display of items from its collection (See attached map). Located adjacent to Fire Station No. 8, the Site was originally utilized as a Long Beach Police Department (PD) substation. It has subsequently housed various PD administrative functions and, for a period of time, was leased to the Long Beach Museum of Art. The Long Beach Fire Department (FD) currently utilizes a portion of the Site for staff quarters and administrative offices for two FD volunteer organizations, the Fire Ambassadors and the Community Emergency Response Team (CERT). The Site is also available to the public for community and neighborhood association meetings. The proposed Lease with LBPHS would contain the following major terms and provisions:

Lessor: City of Long Beach

Lessee: Long Beach Police Historical Society

Premises: Approximately 3,000 square feet of office space at 5373 E. 2nd Street. The Premises shall consist of the garage and the entire first floor. FD shall maintain use of the second floor for its purposes.

Use: The Premises shall be used for the administrative offices of the LBPHS. The Premises shall also be used for the public display of historical memorabilia.

Term: 5-year initial term commencing February 1, 2006.

Option to Renew: One 5-year option to renew at the mutual agreement of both City and LBPHS.

Rent: \$1.00 per year. As additional consideration, the Premises shall be made available for continued use for City and community meetings. LBPHS shall coordinate scheduling and provide access for these meetings

Utilities: LBPHS shall contribute \$100 per month to the City to offset the cost of utilities.

Janitorial: LBPHS shall be responsible for janitorial services for the Premises.

Termination Option: City or LBPHS may terminate the Lease by providing 180-days' prior written notice to the other party.

Tenant Improvements: Premises shall be leased in "as-is" condition. The City shall first approve any tenant improvements undertaken by LBPHS. All costs associated with permits, materials and entitlements in connection with such

tenant improvements shall be the sole responsibility of LBPHS.
Subleasing: LBPHS shall have no subleasing rights to the Premises.
This letter was reviewed by Deputy City Attorney Richard F. Anthony on November 10, 2005, and Budget Management Officer David Wodynski on December 29, 2005.

City Council action is requested on January 10, 2006, in order to facilitate the target lease commencement date of February 1, 2006.

The Police Department is responsible for the payment of the utilities for the Premises. All revenue from rent and utility payments will be deposited into the General Fund (GP) and the Police Department (PD) to offset these costs.

Approve recommendation.

PATRICK H. WEST
DIRECTOR OF
COMMUNITY DEVELOPMENT