



MAYOR ROBERT GARCIA
CITY OF LONG BEACH

April 14, 2015

The Honorable Ricardo Lara
California State Senate
California State Capitol, Room 5050
Sacramento, CA 95814

Re: Support for Senate Bill 562 (Lara) Long Beach Civic Center Project

Dear Senator Lara:

On behalf of the City of Long Beach, thank you for introducing SB 562 (Lara). This bill is specific to the Long Beach Civic Center Project, which is being built under a Project Labor Agreement (PLA) and in partnership with Plenary-Edgemore. SB 562 will provide greater project stability for our groundbreaking public-private development.

Building upon the modernization that is happening in downtown Long Beach, the City of Long Beach has embarked on a path towards a new Long Beach Civic Center. The public portions of the project include a new seismically safe Long Beach City Hall, Port of Long Beach Headquarters and Main Library. The private portions of the project include transit-oriented mixed-used developments, high-rise condominiums and retail. All new developments will be built on 15.87 acres of land in downtown Long Beach and in accordance with the City's award winning Downtown Plan (Plan). Developments that meet Plan requirements are able to utilize an expedited Program Environmental Review (PEIR) process, which reduces the cost and time associated with entitlement, and ultimately project delivery.

As exciting as it is to be revitalizing the City's urban core, it is even more exciting to be doing so under a public-private partnership model. Public-private partnership project delivery models are relatively new. Therefore, these innovative projects benefit from special, clarifying legislation. As was the case with the State's Long Beach Courthouse, the City of Long Beach is requesting clarifying legislation that would apply to the Long Beach Civic Center Project. SB 562 merges existing State law applicable to lease-leaseback public-private partnerships, and State law applicable to Design-Bid-Finance-Operate-Maintain public-private partnerships. Nothing in this bill falls outside the scope of existing law.

SB 562 (Lara) Long Beach Civic Center – SUPPORT

April 14, 2015

Page 2

Given these reasons, the City of Long Beach is proud to sponsor SB 562 (Lara). The legislation will provide greater project stability for the Long Beach Civic Center Project, which in turn will create jobs, revitalize downtown Long Beach and result in seismically safe government buildings that will be used to serve public needs.

Thank you for your continued support of Long Beach.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Garcia".

Mayor Robert Garcia
City of Long Beach

cc: The Honorable Janet Nguyen, State Senate, 34th District
The Honorable Isadore Hall, III, State Senate, 35th District
The Honorable Anthony Rendon, State Assembly, 63rd District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District