

MINUTE ITEM

18. APPLICATION OF THE CITY OF LONG BEACH FOR EXPENDITURE OF TIDELAND OIL REVENUES FOR CONSTRUCTION OF CONVENTION AND EXHIBIT HALL - L.B.W.O. 10,130.

After consideration of Calendar Item 35 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION APPROVES THE APPLICATION OF THE CITY OF LONG BEACH, PURSUANT TO THE AUTHORITY OF CHAPTER 29, STATUTES OF 1956, 1ST E.S., TO EXPEND SUBSEQUENT TO MAY 24, 1960 NOT MORE THAN \$6,100,000 FOR THE CONSTRUCTION OF A CONVENTION AND EXHIBIT HALL TO BE LOCATED ON TIDELANDS NEAR THE EXISTING LONG BEACH MUNICIPAL AUDITORIUM AS INDICATED ON EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF; SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED TO THE COMMISSION.

Attachment

Calendar Item 35 (3 pages)

CALENDAR ITEM

35.

APPLICATION OF THE CITY OF LONG BEACH FOR EXPENDITURE OF TIDELAND OIL REVENUES FOR CONSTRUCTION OF CONVENTION AND EXHIBIT HALL - L.B.W.O. 10,130.

On April 5, 1960, the City of Long Beach, through the office of the City Attorney, made request of the State Lands Commission for the use of the City's portion of tideland oil revenues to defray the cost estimated at \$6,100,000 of the Auditorium and Exhibit Hall to be located near the existing Long Beach Municipal Auditorium on the tidelands.

The real or main purpose of the proposed Long Beach Convention and Exhibit Hall will be to promote commerce and navigation, as stated in letter from the City Attorney dated May 3, 1960.

The question of the legal propriety of the proposed expenditure was proposed to the office of the Attorney General for opinion. It is the opinion of the Attorney General's office that the use by said City of its tideland trust funds to construct a legitimate Convention and Exhibit Hall is legally permissible and that, if the real or main purpose of the proposed Long Beach Convention and Exhibit Hall will be to promote commerce and navigation, such project can qualify as a tideland trust use and the entire cost of such facility may be borne by tidelands trust income. Other uses of the facility would be permissible provided that any revenues derived would be impressed with the tidelands trust. However, utilization of trust moneys would not be permissible for inclusion in the proposed facility of special features relating to anticipated nontrust uses.

The proposed structure will be elliptical in shape with a main floor of 116,000 square feet, of which 50,000 square feet are open to view from the balcony seats. The tiered balconies surrounding the open floor contain in excess of 8,500 permanent seats. By use of portable chairs on the main floor there will be a potential seating capacity of approximately 15,000 persons.

The City of Long Beach, under transmittal letter of April 12, 1960, has submitted to the staff a set of engineering plans and specifications for this project, on which plans and specifications the word "recreation" has in many cases been deleted and the word "convention" substituted. Likewise, most references and drawings referring to the ice rink construction have been crossed out with red crayon. Substantial space and accommodations remain shown on the plans for dressing rooms and property and stage storage, tending toward theatrical productions of some size. Also under the above-referred letter, the City transmitted a copy of the cost of the proposed facility, including prior disbursements, attached hereto as Exhibit "A".

IT IS RECOMMENDED THAT THE COMMISSION APPROVE THE APPLICATION OF THE CITY OF LONG BEACH, PURSUANT TO THE AUTHORITY OF CHAPTER 29, STATUTES OF 1956, 1ST E.S., TO EXPEND SUBSEQUENT TO MAY 24, 1960 NOT MORE THAN \$6,100,000 FOR

CALENDAR ITEM 35. (CONTD.)

THE CONSTRUCTION OF A CONVENTION AND EXHIBIT HALL TO BE LOCATED ON TIDELANDS NEAR THE EXISTING LONG BEACH MUNICIPAL AUDITORIUM AS INDICATED ON EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF; SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED TO THE COMMISSION.

Attachment
Exhibit "A"

EXHIBIT "A"CONVENTION AND EXHIBIT HALL

	<u>Prior Disburse- ments</u>	<u>Future Disburse- ments</u>	<u>Total Disburse- ments</u>
Building Cost		\$4,939,043	
Additional Arch. Engr. and Inspection Costs		110,000	
Adjacent Site Construction Costs:			
Seawall	\$133,950		
Landscaping	113,200		
Sprinkler System	55,000		
Fire Main	5,400		
Paving, Walks, Curbs	239,550		
Lighting	<u>82,900</u>		
Total Adjacent Site Construction Costs		630,000	
Contingencies		76,707	
Previous Expenditures:			
Architects' Fees	\$144,950		
Engineering & Inspection	16,372		
Fill & Related Costs	<u>182,928</u>		
Total Previous Expenditures		<u>\$ 344,250</u>	
Total Expense		<u>\$ 344,250</u>	<u>\$5,755,750</u> <u>\$6,100,000</u>