

Aug 2020

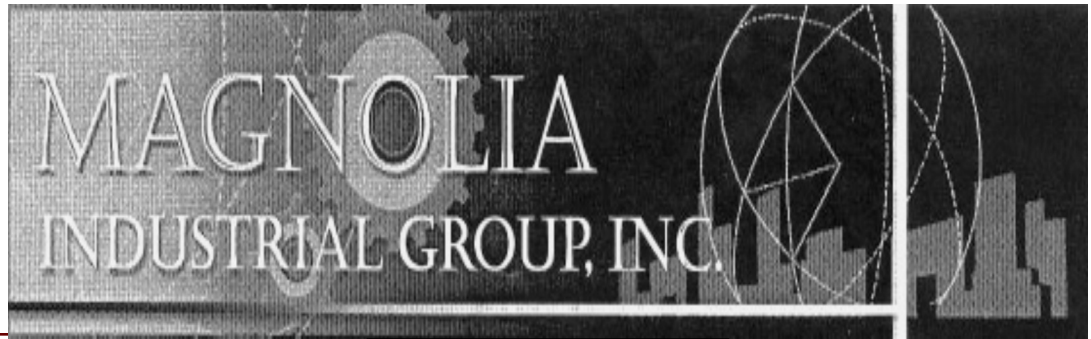
**ABOUT
MAGNOLIA
INDUSTRIAL
GROUP, INC.**

On July 15, 2003, tried to then again on July 23, 2013, the City Council of the City of Long Beach (“City Council”) re-established the Magnolia Industrial Group Property and Business Improvement District (“District”), pursuant to the provisions of the *Property and Business Improvement District Law of 1994* (“the Law”) *Division 18 of the Streets and Highways Code, commencing with Section 36600.*

The District falls within a 24 -block area generally located east of San Francisco Avenue, south of Pacific Coast Highway, west of Magnolia Avenue and north of Anaheim Street, with an extended portion west of the Southern Pacific Railroad Right of Way, south of Anaheim Street, north of 12th Street and east of De Forest Avenue.

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CRIME IN LB

This information has been obtained from the LBPD Official website—Crime incidents page. As you can see, crime stats are higher than last month. **We know there is a rise in crime and/or duplicate reporting of crimes. Whatever the reason, we should remain vigilant and not be complacent. We will follow the stats closely.**

CRIME TYPE ROBBERY
 REPORTED DATE TIME 7/31/2020, 2:47 AM
 DR 20-0036580
 ADDRESS W PCH RIVER
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 124/114

CRIME TYPE GRAND THEFT AUTO
 REPORTED DATE TIME 7/29/2020, 9:32 AM
 DR 20-0036290
 ADDRESS 1800 SAN FRANCISCO AV
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 123/114

CRIME TYPE ASSAULT AGGRAVATED
 REPORTED DATE TIME 7/10/2020, 2:07 PM
 DR 20-0033181
 ADDRESS W PCH|GOLDEN AV
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 114

CRIME TYPE ASSAULT AGGRAVATED
 REPORTED DATE TIME 7/27/2020, 5:11 AM

DR 20-0035909
 ADDRESS 800 W PCH
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 123/114

CRIME TYPE ASSAULT AGGRAVATED
 REPORTED DATE TIME 7/31/2020, 2:12 PM

DR 20-0036692
 ADDRESS 700 W PCH
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 123/114

CRIME TYPE ROBBERY
 REPORTED DATE TIME 7/31/2020, 2:47 AM

DR 20-0036580
 ADDRESS W PCH RIVER
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 124/114

CRIME TYPE VANDALISM
 REPORTED DATE TIME 7/31/2020, 2:06 AM

DR 20-0036572
 ADDRESS 600 W ESTHER ST
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 114

CRIME TYPE ARSON
 REPORTED DATE TIME 7/20/2020, 11:58 PM

DR 20-0034861
 ADDRESS 700 W 16TH ST
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 114

CRIME TYPE ASSAULT AGGRAVATED
 REPORTED DATE TIME 7/17/2020, 2:35 AM

DR 20-0034232
 ADDRESS W 16TH ST|MAGNOLIA AV
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 114

CRIME TYPE ARSON
 REPORTED DATE TIME 7/23/2020, 4:15 PM

DR 20-0035350
 ADDRESS 1400 SAN FRANCISCO AV
 DIVISION WEST
 BEAT 4
 REPORTING DISTRICT 113

CRIME TYPE VANDALISM
 REPORTED DATE TIME 7/12/2020, 9:46 AM

DR 20-0033465
 ADDRESS MAGNOLIA AV|W ANAHEIM ST
 DIVISION SOUTH
 BEAT 6
 REPORTING DISTRICT 104

CRIME TYPE DRUNKENNESS
 REPORTED DATE TIME 7/20/2020, 10:51 AM

DR 20-0034803
 ADDRESS W ANAHEIM ST|MAGNOLIA AV
 DIVISION SOUTH
 BEAT 6
 REPORTING DISTRICT 104

CRIME TYPE ASSAULT AGGRAVATED
 REPORTED DATE TIME 7/22/2020, 4:02 PM

DR 20-0035181
 ADDRESS MAGNOLIA AV|W ANAHEIM ST
 DIVISION SOUTH
 BEAT 6
 REPORTING DISTRICT 104

CRIME TYPE DISORDERLY CONDUCT

REPORTED DATE TIME 8/4/2020, 10:09 AM
DR 20-0037228
ADDRESS 1200 OREGON AV
DIVISION SOUTH
BEAT 6
REPORTING DISTRICT 104

CRIME TYPE ASSAULT
AGGRAVATED
REPORTED DATE TIME 7/21/2020, 3:46 AM
DR 20-0034916
ADDRESS RIVER|W ANAHEIM ST
DIVISION SOUTH
BEAT 6
REPORTING DISTRICT 104

HOMELESS PROBLEMS

THE CHALLENGES FACING THE BUSINESSES IN MIG AND ON THE WESTSIDE

As most businesses in MIG and on the westside have seen, there is a huge increase in the homeless population in the industrial areas. In addition, the owners of properties have to foot the bill for cleanup of any trash/dumping that is left on their property. It is also a fact that when the dumping/homeless trash is on public property, we must wait 5-7 business days for the City to go out and clean it up. By the time it is cleaned, there is much more dumping/trash there. It is also unfair for the businesses and their employees, in a Business Improvement District, to have to deal with the trash and the homeless camping out in the alleys and on the sidewalk in these COVID-19 times.

As some of you may know, Project Achieve a homeless shelter located at 1368 Oregon Ave, is now a 24/7 facility, with offices in Magnolia Industrial Group. The Westside also has the Multi Service Center. I have made many requests to have someone from Homeless Services to go out in the evening to try to offer services to the homeless that are out in MIG. It seems that either no one has gone out or were never informed of this request.

If you are having an issue with homeless and homeless trash/dumping, I respectfully request that you send an email to District1@longbeach.gov and to the Mayor's office at Mayor@longbeach.gov regarding

these issues. This is not a job for the police. They already have enough on their plate. This is a job for our elected officials to find a solution to these problems. This has been going on for way too many years.

FUTURE OF COMMERCIAL REAL ESTATE REMAINS UNCERTAIN

The COVID-19 pandemic, for better or for worse (mostly for worse) has left no industry untouched, including all commercial real estate markets. Across all markets—industrial, office and retail—vacancies have increased but that has not translated to a decrease in asking rents.

Industrial

“Industrial does well when the economy does well,” said John Loper, associate professor of real estate at the USC Price School of Public Policy. “People buying stuff has gone down, port imports have come down, which impacts warehouses for goods that come in from the port.”

Despite still being the hottest sector, the local industrial real estate market’s vacancy rate surpassed the 2% mark for the first time in at least four years, according to a report by Lee & Associates. Industrial vacancy increased to 2.4% in the second quarter from 1.8% in the first. Average asking rents remained unchanged quarter-over-quarter at a historic high of \$1.09 per square foot.

While rising vacancy is uncharacteristic, anything below 5% is considered a strong market with low inventory. Along with a reduction of imported goods, a slowdown in manufacturing due to the pandemic is likely another culprit of the vacancy increase, Loper said. But warehousing for e-commerce has gone way up as online shopping has become more popular for those trying to avoid coming in contact with large crowds, he added. “I’m not concerned about the industrial market’s health,” Loper said, “because for every manufacturing facility that isn’t going to expand, there’s an e-commerce company—the Amazons of the world—that needs more space. People are still going to

[mostly] buy online for another six months to a year.”

Even amid the pandemic, the average sale price for industrial space increased \$47.64 quarter-over-quarter to \$244.57 per square foot. Total sales transactions in the second quarter was \$150.8 million, surpassing first quarter sales by nearly \$3 million. Nearly 1.2 million square feet of industrial space is under construction in the Long Beach and South Bay area, up from less than 370,000 during the first quarter.

PORT OF LONG BEACH POSTS BIGGEST MONTH EVER

July marked the busiest month in the 109 year history of the Port of Long Beach as terminal operators and dockworkers moved 753,081 cargo container units, topping a record set two years ago. Trade increased 21.1% in July compared to the same month in 2019. The previous single-month record of 752,188 twenty-foot-equivalent units (TEUs), set in June 2018, was surpassed by nearly 900 TEUs. “

Supply chain workers at the Port of Long Beach expertly handled a welcome surge in cargo that was brought on due to pent-up demand by consumers,” said Mario Cordero, Executive Director of the Port of Long Beach. “It was a good month, a bright spot, in the midst of the devastating effects of the coronavirus on the economy.”

“July’s performance reflects our excellent customer service and even during an unprecedented pandemic and the ongoing trade war with China”, said Harbor Commission President, Frank Colonna.

REPORTING CRIME AT YOUR FINGERTIPS

Here’s an app we think you should consider downloading. It’s simply called the Long Beach Police Department App, and with it you’ll have the Force with you wherever you go whenever you go. See a pothole? Report it. See something scarier than a pothole? Report it. With a click you can submit a tip, complaint,

Police Emergency	911
Police Alternate Non-Emergency #	(562) 435-6711
Council District 1	(562) 570-6919
LBPB Fraud/Forgery Dept.	(562) 570-7330
Street Sweeping	(562) 570-2890
Water Emergency	(562) 570-2390
Gas Emergency	(562) 570-2140
Building Permits	(562) 570-6651
Business License	(562) 570-6211
Fire Prevention	(562) 570-2560
Graffiti Hotline	(562) 570-2773
Illegal Dumping	(562) 570-2881
Code Enforcement	(562) 570-CODE

commendation, and much more. Yes, it's free. <http://www.longbeach.gov/Police/About-the-LBPD/Long-Beach-PoliceDepartment-App/>. Download it from your app store: [GO LBPB](#).

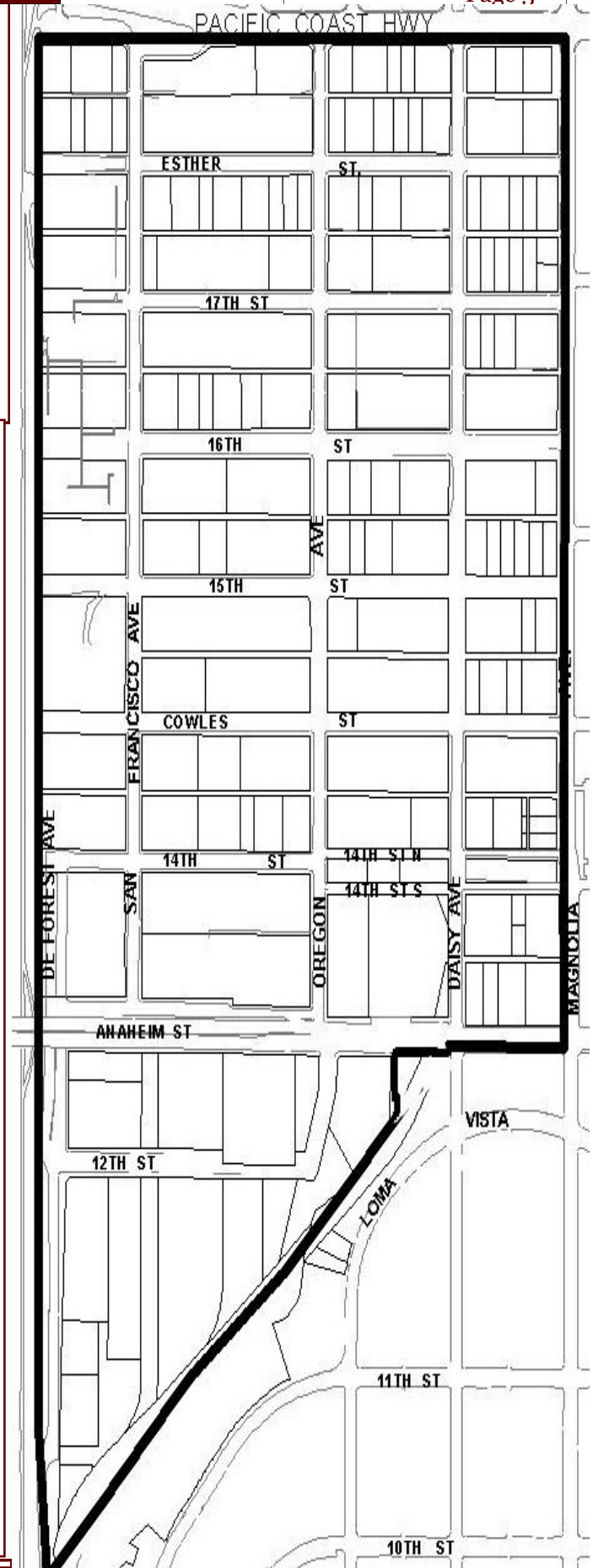
WASH YOUR HANDS FOR A GOOD CAUSE

As more and more businesses reopen, hand sanitizer becomes an even more crucial component in fighting the war against COVID-19. What if you could find a hand sanitizer that killed 99.99% of common germs, support a local company here in the LB, and help the homeless all at the same time? You know we're about to tell you that now you can. Taking in the fresh demands placed on everyone as we navigate this pandemic, F&L Racing Fuel has "shifted gears" and is now selling just such a hand sanitizer. F&L Petroleum Products which is located on the Westside, has been powering military and industrial customers for almost thirty years. We think it's awesome that they've turned their attention toward taking on the matter at hand. F&L Racing Fuels Hand Sanitizer is available in 2oz for on the go, 8oz for home and business, and by the gallon for making those refills quick and easy.

AND for every bottle sold, F&L is donating the gross profits to Here's the deal, you know you need hand sanitizer. Why not get the best, support a Long Beach company, and do some community good while you're at it? Here's how... Call: 562.216.8383 or email: sales@fandl.com. Visit the site: milspecproducts.com/Products/handsanitizer local homeless shelters to help support one of our most vulnerable communities. With their sales, F&L has raised over \$40,000 so far, and in their first two weeks were able to donate their first check for \$15,000 to our friends at the Long Beach Rescue Mission at the end of April.

ATTENTION:

We recently found out from one of our business owners that homeless people come to your dock to charging up the cell phones and other electronics. So we'd like to remind businesses to lock up any access to electrical plugs and water. Please pay attention to whomever comes to your properties at night. If you find out anyone using your utilities, please report it to LBPB and the First District Council Office.





Magnolia Industrial Group, Inc.
P.O. Box 16325
Long Beach, CA 90806

August 19, 2020 meeting is a Zoom meeting at 1:00 pm. If you need assistance, please contact Annie G. 562-225-9462!

Magnolia Industrial Group, Inc.

Annie G. Ph: 562-225-9462

Email: shorti2448@gmail.com

Platt Security: 562-986-4484 or
email at infoplatt@plattsecurity.com

Board of Directors

Bill Townsend, President	(562) 296-1308
Mike Zupanovich, Treas/Secty	(562) 591-5665
Krystal Urzua, Boardmember	(562) 307-7355
Cate Sanchez, Boardmember	(562) 354-2523
Jim Zupanovich, Boardmember Emeritus	(562) 591-5665

MEETING CANCELLED:

AGENDA

- 1) Call to Order/Roll Call
- 2) Board Member Concerns
- 3) Discussion re Shelters (zoning code amendments).
- 4) West Division Update
- 5) MIG Security Report
- 6) Board vote re: assessment
- 7) New Business / Old Business

NEXT MIG MEETING

September 16, 2020

Problems? Call your newsletter editor, Annie G. @ 562-225-9462 or email me at: shorti2448@gmail.com. Report graffiti issues directly to me via email.