



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

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October 18, 2005

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach

California

RECOMMENDATION:

Authorize the City Manager to execute a lease by and between the City of Long Beach and the Boys and Girls Clubs of Long Beach, a California nonprofit corporation, for City-owned property located at 1835 West Willard Street, for a term of 30 years at \$1 annual rent. (District 7)

DISCUSSION

In 1979, the City executed a ten-year lease for City-owned property located at 1835 West Willard Street (adjacent to Admiral Kidd Park) with the, then known as, Boys Clubs of Long Beach, Inc. The current Boys and Girls Clubs of Long Beach (BGC Long Beach) used the facility to provide recreational opportunities and character building programs and activities for youth in the community. In 1989, the City executed another ten-year lease to enable BGC Long Beach to continue providing services to youth in the community. Subsequent lease amendments were authorized to: 1) extend the contract term through September 17, 2004 and 2) expand the leased premises to allow for the construction of basketball courts adjacent to Admiral Kidd Park. The amendments were executed in 1991 and 1992 respectively. The annual rent for the premises is \$1, in addition to consideration in the form of use of their outdoor facilities by the public at any time when BGC Long Beach is not operating, or at other mutually agreed upon times. BGC Long Beach has continued operations from 1835 West Willard Street on a month-to-month basis since the lease expiration in September 2004.

In Spring 2004, BGC Long Beach was awarded a grant in the amount of \$1 million by the State of California Department of Corrections and Rehabilitation (formerly California Youth Authority), for the expansion of their existing building. The proposed expansion will add approximately 13,144 square feet to the existing two-story structure, yielding approximately 20,300 square feet. The improvement will be made upon unimproved land, which is part of their leased premises. First floor improvements include a gymnasium, weight/exercise room, stage with performance changing rooms, aerobics classroom, locker and equipment rooms, lobby/reception area, two small offices and a storage room. The second story will house the teen center and provide areas for studying, training and leisure activities. The plan review and approval process will include a preliminary submittal to the Department of Parks, Recreation and Marine

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(Department), Planning and Development Bureau to determine compatibility with plans for the Admiral Kidd Park area. Following Department approval, the plans will be presented to the Parks and Recreation Commission with a recommendation to approve the expansion. Submittal of plans to the Planning and Building Department is subject to prior approval by both the Department and the Parks and Recreation Commission.

To meet the conditions for the grant funding, BGC Long Beach must show "land tenure" and must agree to use the facility as a youth center for a minimum of 20 years. BGC Long Beach has approached the Department to request a new 30-year lease. The Department intends to continue its long-standing relationship with BGC Long Beach for the foreseeable future, with the understanding that services will continue to be provided to youth in the community, and supports the request for a new lease.

The following lease terms and conditions are proposed to accommodate BGC Long Beach's request, and provide continued and improved services to youth in the community:

- Premises: 1835 West Willard Street.
- Authorized Use: The premises shall be used for a boys and girls club and incidental activities, and for no other purpose.
- Term: The term of the lease shall be for a period of 30 years.
- Rent: Annual rent shall be \$1. In addition, BGC Long Beach shall provide additional consideration in the form of valuable youth services in the community.
- Maintenance: BGC Long Beach shall have sole responsibility for the maintenance and repair of the premises.
- Insurance: BGC Long Beach shall provide insurance coverage as defined by the City's Risk Management office.
- Planned Improvements: BGC Long Beach shall obtain all necessary approvals, permits, and other entitlements following the execution of the lease.

This matter was reviewed by Senior Deputy City Attorney Donna F. Gwin on October 4, 2005, and Budget Management Officer David Wodynski on October 10, 2005.

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TIMING CONSIDERATIONS

City Council action is requested on October 18, 2005 in order to allow BGC Long Beach to satisfy the tenure requirements for grant funding and to commence procurement of the necessary entitlements for construction of the building expansion improvements.

FISCAL IMPACT

The \$1 annual rental payment will be deposited in the General Fund (GP) in the Department of Parks, Recreation and Marine (PR).

SUGGEST ACTION :

Approve recommendation.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:GP:gp

APPROVED:



GERALD R. MILLER
CITY MANAGER