



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL:

Ken Stripling

DATE: September 13, 2016

SUBJECT: BOYS & GIRLS CLUB OF SANTA CLARITA VALLEY LEASE AGREEMENT

DEPARTMENT: Recreation, Community Services, Arts, and Open Space

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council:

1. Approve a new Lease Agreement with the Boys & Girls Club of Santa Clarita Valley for use of the premises at Newhall Memorial Park on which the Boys & Girls Club Facility is located.
2. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

BACKGROUND

The City of Santa Clarita (City) owns Newhall Memorial Park, pursuant to a Deed of Gift by the County of Los Angeles, exclusively for use as a public park, playground, and recreational facilities.

The City and the Boys & Girls Club of Santa Clarita Valley (Club) entered into a 25-year lease agreement, effective October 10, 1991, under which the City leased a portion of the park property to the Club, and on which premises the Boys & Girls Club facility was constructed by the Club. The lease agreement established in 1991 will expire in October 2016, and the City and the Club now wish to enter into a new lease of the premises on the terms and conditions contained in the attached Lease Agreement.

The City and the Club have agreed that in addition to making the Club Facility available for City use as identified in the Lease Agreement, a majority of the consideration to be provided by the Club for the use of the premises will be in the form of the following services rendered by the Club: (a) the Club will provide services consistent with the mission of the Boys & Girls Club of

America; (b) the services shall be in the form of public use of the Club Facility; and (c) the City and the Club mutually benefit by entering in this Lease Agreement, and both parties have a mutual interest in benefiting the youth of the Santa Clarita Valley.

The City and the Club mutually benefit by entering into this Agreement, and both parties have a mutual interest in benefiting the youth of the Santa Clarita Valley. The overall intent is to cooperate with all matters that mutually benefit youth. Leasing the premises to the Club is in the City's interest as the Club's activities enhance the education of youth and reduce youth crime. Without the Boys and Girls Club, certain youth programs may need to be provided by the City. For these reasons, the City benefits by leasing the premises to the Club. The provision of such services by the Club is valuable, not only to the recipients, but to the City in its goal of providing services to the public utilizing the property.

The vision of the Boys & Girls Club of Santa Clarita Valley is to provide every child with the essential tools needed for a successful and bright future. The Club strives to improve each child's life by instilling self-esteem, courage, and positive values through all of our educational programs. Youth attend the Club to receive tutoring, homework assistance, computer training, sports, social recreation, education, mentoring, arts and crafts and so much more.

The clauses in this Agreement have been reviewed and updated where needed; the proposed Agreement includes clauses on the Club's use of the premises and Club Facility, joint use of the Club Facility specifically the use of the gymnasium, maintenance of the Club Facility, terms and termination of the agreement, and indemnity and insurance requirements. This Lease Agreement allows the Boys & Girls Club of Santa Clarita Valley to operate the Club Facility with programs and services that benefit youth, and provides the necessary protection for the City.

In consideration of the leasehold granted by this Agreement, the Club shall pay a rental of one dollar per year. The term of the Agreement shall extend for a period of ten years, with the possibility of up to two additional ten year terms by the mutual consent of the parties.

ALTERNATIVE ACTION

Other action as determined by the City Council.

FISCAL IMPACT

None.

ATTACHMENTS

Lease Agreement - Boys & Girls Club