



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** April 29, 2014

**TO:** Mayor and Councilmembers

**FROM:** Recreation Division, Parks and Recreation Department

**SUBJECT:** Haley Street Youth Center Lease With The Channel Islands YMCA

### **RECOMMENDATION:**

That Council authorize the Parks and Recreation Director to enter into a three-year lease agreement with the Channel Islands YMCA for the Haley Street Youth Center with a monthly rent of \$1,785, commencing on May 1, 2014, and ending on April 30, 2017.

### **DISCUSSION:**

In November 2013, the City was notified that Primo Boxing would be vacating the Haley Street Youth Center located at 701 East Haley Street, effective December 31, 2013. Primo Boxing had leased the facility since 1993, providing valuable services to the Santa Barbara community, but was no longer financially able to continue their programs and lease payments.

The 1,500 square foot, ADA accessible facility is located in the Eastside neighborhood of Santa Barbara. Since the facility received Community Development Block Grant (CDBG) capital funds in Fiscal Year 2010, participant demographics and program purpose must meet CDBG criteria of serving low to moderate income persons and underserved populations until September 2015. This limitation is in concert with department priorities for the use of the facility as well.

Mid-December 2013, the Parks and Recreation Department advertised and sent letters of invitation to Santa Barbara area youth-serving non-profits and agencies, soliciting proposals seeking an organization to provide youth intervention, prevention, and/or recreation services to benefit low and moderate income persons. Applicants were asked to provide background information on their agency, programs, and board of directors, as well as the proposed use, outreach, hours of operation, staffing, collaborative resources, funding sustainability, and desired length of term for the Haley Street facility.

Four applicants responded, and after one applicant withdrew, three applicants were interviewed. Each applicant provided professional presentations, demonstrated quality staff and successful programs, and proposed valuable community services. After

proposal and interview results were reviewed by the Parks and Recreation Director, the Channel Islands YMCA was selected.

The Channel Islands YMCA proposed facility use will include youth and family wellness programs comprised of a variety of instructional sports classes and leagues, as well as youth arts programs. Programs will be progressive in nature with intentional incentives for achievement in identified areas. Focus will be on youth ages 4-15 years old and their families. Family programs that are focused on engagement of the entire family will be offered dependent upon the community's identified needs and interests. These programs may include community celebrations; wellness education opportunities; family outings; family exercise classes with a focus on long-term healthy living commitment; and volunteer and community service opportunities.

The YMCA plans on conducting outreach and a needs assessment, utilizing neighborhood surveys and community forums for input to specifically identify programs that are of interest to this and adjacent neighborhoods. The lease requires that at least 75% of program participants shall be from low or moderate income households, assisting persons from households who reside within Census Tracts 8.01, 8.02, 9, 10, 11.02 and 12.04, and to document participant demographics as part of their annual report to the City.

The YMCA's management and operation of Noah's Anchorage and the Isla Vista Teen Center demonstrates their experience in working with this demographic and partnerships that bring needed resources to residents. Their financial stability; interest to expand their services to this area of the City; and a three-year funding commitment to facility improvements and program support makes the YMCA an excellent addition to a neighborhood that is in need of additional services and resources.

#### **BUDGET/FINANCIAL INFORMATION:**

The monthly base rent of \$1,785 provides lease revenue of \$3,570 for the remaining two months of Fiscal Year 2014. Beginning Fiscal Year 2015, the lease rate is proposed to increase to \$1.23 per square foot or \$1,845 per month for lease revenue of \$22,140 for a full year of operation, which is included in the proposed Fiscal Year 2015 budget.

#### **SUMMARY:**

The Parks and Recreation Department recommends that the City enter into a three-year agreement with the Channel Islands YMCA for the Haley Street Youth Center.

**PREPARED BY:** Sarah Hanna, Recreation Programs Manager

**SUBMITTED BY:** Nancy L. Rapp, Parks and Recreation Director

**APPROVED BY:** City Administrator's Office