



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** May 19, 2015

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Westside Boys And Girls Club Property Lease

**RECOMMENDATION:**

That Council authorize the Parks and Recreation Director to enter into a three-year lease agreement with the United Boys and Girls Club of Santa Barbara County for the Westside Boys and Girls Club located at 602 W. Anapamu Street, at one dollar a year.

**DISCUSSION:**

In 1964, the City entered into a fifty-year lease at one dollar a year with the Westside Boys Club of Santa Barbara, which allowed the club to develop the property and build a facility within the confines of what was then known as Anapamu Park, and now known as Bohnett Park. Since being completed in 1967, the club has served Westside youth, first as the Westside Boys Club and now as the Westside Boys and Girls Club (Club). The Club is part of the United Boys and Girls Clubs of Santa Barbara County (United) organization.

In anticipation of the long-term lease period coming to a close August 18, 2014, City staff began meeting with United representatives in January 2013 to discuss various concerns related to the Club. In particular, concerns had been raised around fiscal and operational sustainability of the Club and the United organization, uneven quality of programs and supervision, and deteriorated condition of the facility. Meetings continued on a regular basis since that time, and staff sought direction from City Council twice related to the lease.

Over the last two years, the United organization has continued to address concerns, make facility improvements, and improve how the facility serves youth and families. The current leadership has improved staffing and program quality, and has expanded services and facility operation days/hours to better serve the Westside community.

The negotiated lease is for a three-year term, continuing at one dollar a year over that period. The lease includes a number of performance milestones related to programs, financial and operational sustainability, and facility condition. If United maintains its

status as a tenant in good standing and satisfactorily completes all of the performance milestones before the initial term of this lease expires, the City agrees to negotiate a new long-term lease on terms mutually agreeable to the parties.

Similar to agreements with other non-profits leasing space from the City, the lease speaks to allowed uses, hours of operation, facility improvements, prohibition of assignments or sub-leases, indemnification, insurance, etc. Also similar to such agreements, United will submit an annual report on programs, finances, improvements, etc. The contents of the annual report are detailed in the lease and are intended to show progress towards a number of performance milestones mentioned in the lease.

In collaboration with the Police Department, the new lease includes that a Community Policing Office like the one operating at the Franklin Neighborhood Center, will be established at the Club to serve Westside residents. The Community Policing Office is expected to be in operation within 30 days of the lease signing.

**SUMMARY:**

The Parks and Recreation Department recommends that the City enter into a three-year agreement with the United Boys and Girls Club of Santa Barbara County for the Westside Boys and Girls Club.

A copy of the contract/agreement is available for public review in the City Clerk's Office.

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

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