



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers

FROM: Recreation Division, Parks and Recreation Department

SUBJECT: Twelve35 Teen Center Lease With Police Activities League

RECOMMENDATION:

That Council authorize the Parks and Recreation Director to enter into a ten-month lease agreement with two, one-year options for Twelve35 Teen Center, with the Police Activities League (PAL).

DISCUSSION:

In response to General Fund budget challenges, the Parks and Recreation Commission recommended that the Department explore options for transferring maintenance and operation of various City recreation facilities to community partners who share similar missions. Such partnerships would reduce General Fund expense while continuing recreation services to the public without interruption. The adopted Fiscal Year 2011 budget included the transfer of the Twelve35 Teen Center to PAL and the Las Positas Tennis Facility to Elings Park Foundation.

During the Fiscal Year 2011 budget development process, staff met with community partners who offer teen recreational programming regarding their interest and ability to operate and maintain the Twelve35 Teen Center. Although interest was expressed, most did not find it financially feasible to assume operational expenses of this scale in such a short period of time. However, PAL expressed interest and was particularly interested in the opportunity to expand their teen programming through the teen center.

PAL has been a collaborative partner of the Department for over ten years. Most especially, over the last two years of budget challenges for the Parks and Recreation Department, PAL has partnered with the Department in order to continue service levels of critical youth and teen recreation programs. As part of the Fiscal Year 2010 budget, PAL took over the administration and operation of the Junior High Afterschool Program. PAL is well known throughout the community as a quality service provider. They have an excellent ability to fundraise and receive grants funds (including Federal Juvenile Justice and Delinquency Prevention Grants) for programs, services, and staffing.

The Twelve35 Teen Center is a very important City recreation facility. As the City's first teen center, it was developed and designed by youth. During the budget review process, the Youth Council, Parks and Recreation Commission, and City Council raised concerns about access, programming, and operation with the transfer of the facility. Youth Council members were included in planning meetings with staff and PAL which led to the development of lease terms. The initial lease provides for PAL to begin occupancy on September 1, 2010, and continue through June 30, 2011, with an option to extend the lease for two additional one-year terms.

In particular, terms of the lease require PAL to:

- Provide teen recreation related services to the community
- Maintain, at a minimum, the current hours of service (3:00 p.m. to 6:00 p.m. weekdays, excluding holidays)
- Not make any alterations to the facility that change the intended use (i.e., change a programming space to offices)
- Continue to provide and maintain facility equipment (televisions, game systems and controllers, pool table, air hockey table, recording equipment, snack bar, etc.) for use by teens
- Continue the Teen Center Advisory Committee to provide regular input from teens on programs and operation, with representation from the Youth Council, PAL, community members, and Parks and Recreation staff
- Provide semi-annual reports on programs and participation to the Youth Council and Parks and Recreation Commission
- Maintain the official facility name as Twelve35 Teen Center
- Pay a lease rate to the City of \$800 per month (see Budget/Financial Information below) and assume responsibility for cable, utilities, janitorial services, and standard maintenance
- Provide general liability, property, and automobile insurance
- At conclusion of the lease agreement, return the premises in good condition and repair, with equipment of similar condition and quality

The Department appreciates and thanks PAL for their commitment to community youth and teens, and looks forward to working with them for a seamless transfer of teen programs and services through the Twelve35 Teen Center.

BUDGET/FINANCIAL INFORMATION:

The Parks and Recreation Department leases facility space to non-profit agencies in three Community Centers. Lease terms include City provision of utilities, janitorial, and maintenance. Currently the non-profit lease rate is \$1.12 per square foot as adopted by Council on June 29, 2010. In consideration for PAL assuming programming, maintenance, and operational expenses, the monthly rental rate for the 2,835 square foot teen center

facility is proposed at \$800 per month or \$0.28 per square foot (25% of the non-profit lease rate). PAL assuming maintenance and operation of the Twelve35 Teen Center saves the Department approximately \$100,000 in expenditures (permanent and hourly staffing, and supplies) and provides lease revenue of \$9,600 for a full year of operation. These expenditure and revenue budget changes were included in the Fiscal Year 2011 adopted budget.

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

APPROVED BY: City Administrator's Office