

REPORT OF GENERAL MANAGER

NO. 01-259

DATE July 11, 2001

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY SENIOR CITIZEN CENTER: APPROVAL OF AMENDMENT NO. 2 TO LEASE NO. 248 WITH THE VALLEY COLUMBUS CORPORATION FOR THE CONTINUED USE OF THE KNIGHTS OF COLUMBUS HALL AS A SENIOR CITIZEN CENTER

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*E. ...*  
\_\_\_\_\_

General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

1. Approve Amendment No. 2 extending the term of Lease No. 248 for an additional three (3) years through August 31, 2004, for a total six (6) years;
2. Direct the Board Secretary to transmit the necessary documents to the City Attorney and Mayor for review and approval in accordance with Executive Directive No. 16; and subsequently upon receipt of the necessary approvals forward the documents to the City Council for approval; and,
3. Authorize the Board President and Secretary to execute the lease amendment upon receipt of the aforementioned document approvals.

SUMMARY:

The Department of Recreation and Parks has been leasing the Knights of Columbus Hall at 14450 Valerio Street in Van Nuys for use as the Mid Valley Senior Citizen Center. On May 6, 1998 the Board of Recreation and Park Commissioners through Board Report No. 190-98, granted final authorization to acquire property at 9540 Van Nuys Boulevard to develop an inter-generational multipurpose center. The subject property included a 39,300 sq. ft. building on a 2.66 acre parcel. The site was to be renovated and developed into an inter-generational multipurpose center to serve senior citizens and children. Unanticipated construction delays have prevented the completion of the center. Therefore, staff recommends to continue use of the Knights of Columbus Hall until such time as the new facility can be opened.

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The existing lease agreement was approved on July 15, 1998 by the Board of Recreation and Park Commissioners through Board Report No. 317-98. The Board approved a month-to-month lease (Lease Agreement No. 248) with the Valley Columbus Corporation for the continued use of portions of the Knights of Columbus Hall through August 31, 2000. On July 12, 2000 the Board (Board Report No. 00-253) approved Amendment No.1, extending authorization to continue the month to month lease agreement through August 31, 2001.

The Valley Columbus Corporation has agreed to extend the lease with the Department under the same terms, conditions, and monthly rental amount. Amendment No. 2 is a month to month lease for a period of three (3) years, through August 31, 2004. Rental payments shall remain at the current rate of \$3,500.00 per month, due on the 1<sup>st</sup> day of each month.

Upon completion of the future Mid-Valley Inter-generational Multipurpose Center, the Department will terminate the lease and relocate the senior citizen center to its new site. It should be noted, that there are no other facilities providing similar services to the senior community within the immediate area surrounding the Mid-Valley Senior Citizen Center. Therefore, it is essential for the continued operation of the senior citizen programs housed at the Knights of Columbus Hall, to obtain authorization for a new lease agreement with the Valley Columbus Corporation.

The Valley Region Superintendent of the Department of Recreation and Parks and Councilmember Joel Wachs, Council District Two, have been consulted and concur with staff's recommendations.

Prepared by Blanca Gomez-Revelles, Management Analyst II.