

REPORT OF GENERAL MANAGER

NO. 02-183

DATE May 1, 2002

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARRINGTON RECREATION CENTER: APPROVAL OF LEASE AGREEMENT WITH THE DEPARTMENT OF VETERANS AFFAIRS

J. Combs _____
A. Coroalles _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri WT
M. Matthews _____

Margie Matthews
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the proposed lease agreement (on file in the Board Office) with the Department of Veterans Affairs (VA) for the use of approximately 9.82 acres of VA land for the Barrington Recreation Center with an initial term of five (5) years and one option for an additional five (5) years for a total of ten (10) years;
2. Forward the proposed lease agreement to the Mayor, in accordance with Executive Directive No. 16, for presentation to the City Council, and concurrently to the City Attorney for review and approval;
3. Authorize the Board President and Secretary to execute the lease agreement, upon receipt of the necessary, aforementioned, approvals; and,
4. Authorize the General Manager to enter into negotiations with the Department of Transportation to determine the feasibility of entering into a Memorandum of Understanding for the operation and maintenance of a metered parking lot at the Barrington Recreation Center.

SUMMARY:

Since 1983, the City has leased property from the Department of Veterans Affairs for the Barrington Recreation Center. The leased property was developed and includes several sports fields, a parking lot and picnic areas. The facility is extremely popular and is heavily used by the community.

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The most recent lease agreement for the subject property expired in 1991. It has taken the Department several years and the assistance of Councilmember Miscikowski to obtain the current lease agreement being presented for consideration. It should be noted that prior lease agreements required the City to provide minimal, if any, consideration to the VA. The agreement under consideration requires the City to provide substantial consideration to the VA, including monetary compensation.

The following are highlights of the lease agreement: the lease area measures approximately 9.82 acres which is a reduction from the previous area of 12 acres; the lease shall have an initial term of five (5) years and one (1) option for an additional (5) years for a total term of ten (10) years; through the assistance of the City's Department of Water and Power, the City will provide for approximately \$100,000 in annual savings in utility costs for VA facilities in the Sepulveda Basin and Temple Street, provide assistance in the Green Power Program, conduct a water audit to reduce VA water expenses, and assist the VA in obtaining a gas powered "shuttle" bus; City shall pay the VA approximately \$12,000 per year; City shall include veterans in the Vocational Worker Training Program; City, through the Department of Recreation and Parks, shall maintain and operate the property for recreational use, including the opening and closing of the parking lot; City shall be allowed to develop the parking lot to install parking meters; City shall also be allowed to develop a dog park on the property.

A matter of concern for the VA is the control of the use of the parking lot area. The VA wants the Department to guarantee that only park users utilize the subject lot. With the concurrence of the VA, it has been proposed that the most effective process to control parking lot use is to install individual parking meters. The City's Department of Transportation has been appraised of this proposal and discussions between staffs have begun. Should the parking lot be metered, a Memorandum of Understanding must be executed by both Departments.

The Assistant General Manager for Operations, Superintendent of the Pacific Region and Councilmember Miscikowski are aware of this lease agreement and concur with the recommendations.

Prepared by Cid Macaraeg, Sr. Management Analyst I, Real Estate and Asset Management Division.