

REPORT OF THE GENERAL MANAGER

NO. 02-398

DATE: November 20, 2002

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPOSITION PARK - AUTHORIZATION TO PREPARE LEASE FOR OFFICE SPACE WITHIN THE EPICC SWIM STADIUM FOR 'KIDS IN SPORTS'

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

H. Fujita _____
*M. Matthews MM
L. Barth _____


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board authorize the Department to negotiate and prepare a lease agreement between the City and Kids In Sports, a nonprofit youth sports organization, for use of office space within the Swim Stadium at Exposition Park on the terms and conditions specified in this Board Report. Upon reaching agreement with Kids in Sports, present the lease to the Board for final approval.

SUMMARY:

On September 8, 1999, the Exposition Park Intergenerational Community Center, Inc. (EPICC), a nonprofit public benefit corporation, entered into a grant agreement with the Amateur Athletic Foundation of Los Angeles (AAF). This agreement, executed by the EPICC Board and AAF, specifies that EPICC, as grantee, accepts a grant of \$2,000,000.00 from AAF, as grantor, based on certain terms and conditions set forth in the grant agreement. As described in Schedule A of the agreement, the grant is to fund certain capital improvements at Exposition Park, including renovations and additions to the Swim Stadium. A condition of the grant stipulates that the renovated Swim Stadium building shall contain office space for the headquarters of Kids In Sports, a nonprofit youth sports organization.

On December 1, 1993, the Board authorized Department staff to issue an occupancy permit to AAF for use of office space within the Exposition Park Club House for its youth sports program. This program, now organized as Kids In Sports, is prepared to move into specified offices within the completed Swim Stadium structure and execute a long term lease agreement. According to the

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Renovation, Rehabilitation and Construction Agreement between EPICC and the City, as executed by the Board of Recreation and Park Commissioners on March 23, 2000, all designated capital improvements at Exposition Park are to become, upon completion, the property of the City and shall be under the management and control of the Department of Recreation and Parks. As part of the Agreement, an Exhibit C (Scope) and an Exhibit F (Concept Design Drawings) provide for offices for the Kids In Sports program.

Department staff, with the assistance of the City Attorney's Office, will prepare a lease agreement for Kids In Sports office space within the Swim Stadium at Exposition Park. This lease shall be rent free for a term of fifteen years and will require Kids In Sports to pay for all costs and expenses associated with its occupancy. Once all terms and conditions are agreed to by both parties, staff will present the lease to the Board for final approval.

The EPICC Board is composed of representatives from various nonprofit foundations, including the Amateur Athletic Foundation program, which together have contributed over \$16,000,000.00 toward improving public facilities at Exposition Park. In addition to the \$2,000,000.00 grant mentioned above, AAF has committed an additional \$2,000,000.00 toward the EPICC project/program funding. Through its sponsorship of the Kids In Sports program, AAF will continue to provide valuable recreational opportunities for children of the surrounding community and patrons of Exposition Park.

The Pacific Region Superintendent and the EPICC Executive Director concur with the recommendations set forth in this report. The Eighth District Councilmember supports a lease agreement between the City and Kids In Sports for the occupancy of office space within the Swim Stadium.

Report prepared by Drew Tolliffe of the Real Estate and Asset Management Division.