

REPORT OF GENERAL MANAGER

NO. 04-88

DATE March 17, 2004

C.D. 03

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA MULTIPURPOSE CENTER - AUTHORIZATION TO PROCEED WITH THE FINAL PREPARATION OF A TEN (10) YEAR LEASE AGREEMENT, INCLUDING A TEN YEAR OPTION, WITH ONEGENERATION, INC., A CALIFORNIA NONPROFIT CORPORATION

* K. Chan	<u>kc</u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
M. Mariscal	_____	F. Mok	_____
K. Regan	_____	G. Stigile	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

- 1) Authorize staff to proceed with the preparation of a proposed ten (10) year lease agreement, including a ten (10) year option, allowing ONEgeneration, Inc., a California non-profit corporation, formerly known as the Organization for the Needs of the Elderly (O.N.E.), to occupy and utilize the Reseda Multipurpose Center for the purpose of providing various senior programs to the community;
- 2) Direct the Board Secretary to request the City Attorney to expedite completion of the proposed lease agreement as a priority; and,
- 3) Upon completion of the draft lease agreement, direct staff to present the lease to the Board for approval and further processing through the City Council and Office of the Mayor, as required, prior to execution.

SUMMARY:

Since 1985, ONEgeneration, Inc has been serving the senior population of the San Fernando Valley through its many senior citizen programs at the Department's Reseda Multipurpose Center, located at 18255 Victory Boulevard in the community of Reseda. Over the years, ONEgeneration has expanded its operations with additional services and programs to better serve the needs of seniors in the community. At present, ONEgeneration provides various classes and services related to adult daycare, health services, senior advocacy, support groups, volunteer opportunities, legal assistance,

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counseling, hot lunches, and other programs specifically designed to "empower" seniors and enhance their quality of life. In order to continue performing the excellent work that ONEgeneration does in providing these much needed services, ONEgeneration requires that a long term lease agreement be established to demonstrate required site control when seeking grant funds from private donors and governmental agencies. Awarding the proposed lease agreement to ONEgeneration will allow them to pursue necessary funding for the maintenance of their current operations and planning for future growth.

ONEgeneration had been previously authorized by the Department to occupy and use the subject facility for approximately twenty-six (26) years through prior leases. The most recent prior lease agreement expired on July 31, 2000. ONEgeneration has maintained occupancy since that time via the holdover provisions contained in the expired lease and at present, through Revocable Right-of-Entry-Permit No. 539 which was executed in November 2003.

Prior to Permit No. 539 being executed, a long term lease agreement had been prepared for execution. However, ONEgeneration would not agree to several conditions contained in the proposed agreement, including assuming responsibility for payment of utilities, and was unwilling to execute the long term lease unless the City waived those provisions. Permit No. 539 was issued as an interim measure until such time as the long term lease agreement could be executed. ONEgeneration's current leadership has been very cooperative and amenable to assuming the cost of utilities, and has agreed to execute a lease agreement that requires their assumption of this obligation.

The new proposed lease agreement term is ten (10) years, with an option to extend for a subsequent period of ten (10) years. The premises area to be covered under this lease consists of the entire building and parking lot, as described on the attached (Exhibit-A). ONEgeneration will be solely responsible for the facility's utility payments and maintenance. There will be no consideration paid to the Department in exchange for ONEgeneration's use of the premises. However, ONEgeneration will remain obligated to continue providing the much needed services and programs to the community in exchange for use of the facility.

The proposed lease will be reviewed pursuant to the California Environmental Quality Act (CEQA). Any findings or recommendations regarding CEQA will be included in the subsequent Board Report by which the final lease will be transmitted. The Board may then approve, modify, or disapprove the proposed lease after consideration of the applicable CEQA findings.

Staff from the Department's Operations West office and Office of the Third Council District has been consulted and concur with the recommendations contained herein.

This report was prepared by Joel Alvarez, Real Estate and Asset Management.