

REPORT OF GENERAL MANAGER

NO. 04-265

DATE September 1, 2004

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WILMINGTON SENIOR CITIZEN CENTER: APPROVAL OF A LEASE FOR THE CENTER'S USE AND OPERATION

* K. Chan	<u>ke</u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
F. Mok	_____	G. Stigile	_____

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

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATION:**

That the Board:

1. Approve the two-year Lease, substantially in the form on file in the Board Office, between the City of Los Angeles and the Wilmington Jaycees Foundation, Inc., a California nonprofit organization, for the operation, use and maintenance of the Department's Wilmington Senior Citizen Center, providing socialization and recreational experiences to Senior Citizens in the Harbor Area;
2. Direct the Board Secretary to transmit the proposed Lease to the Mayor in accordance with Executive Directive No. 16 for review and concurrently to the City Attorney for review and approval as to form; and
3. Upon obtaining all necessary approvals, authorize the Board President and Secretary to execute the Lease.

**SUMMARY:**

On November 12, 2002, recommendations in the City Council's Arts, Health and Humanities Committee Report were adopted by said Committee relative to approving the transfer of operations for the Wilmington Senior Citizen Center to the Wilmington Jaycees Foundation, Inc., (Jaycees) by way of an Agreement between them and the City of Los Angeles. Said Agreement would allow them to use, operate, and maintain the Center, which is located at 1371 Eubank Avenue and is under the Department's jurisdiction. In order to expedite the process of allowing the Jaycees to operate a senior-citizen/multipurpose center at the site and following the Committee's recommendations, the

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Jaycees received from the Department a Right-of-Entry Permit (No. 532). The Jaycees are a California-registered non-profit organization, and they provide the following services to the surrounding Wilmington community:

- 1). Recreation: Senior Clubs, Dances and Trips
- 2). Classes: Exercise, Handicrafts and Sewing
- 3). Congregate Meals at the Center
- 4). Community Services: Telephone Reassurance, Visiting and Activity Scheduling
- 5). Information and Assistance/Follow-up
- 6). Transportation
- 7). In-Home Service: Personal Care, Home-Making and Chores
- 8). Case Management and Money Management
- 9). Consumer Services: Tax Assistance and Form Completion
- 10). Legal Services and Medical Screening

All of the above are accomplished through grants received from the Los Angeles City Department of Aging and from private donations, both from the seniors receiving the services and others. In recognition of the benefits provided to the community, the Jaycees will not be required to pay any fees or rent to the City during the term of the proposed Lease. The Jaycees will, however, be responsible for all utility costs.

The Jaycees shall keep and maintain, at it's sole cost and expense, the Premises in good condition and repair during the entire term of this lease, including all building systems and the landscaping and parking areas and driveways adjacent to the building. The Jaycees shall be responsible for providing all security, maintenance and utility services, including custodial service as needed, gas, water, and electricity as are they are required on the Premises. Tenant shall pay the cost of all such services.

The facility shall be used solely for a Senior Citizen Cent on a nonprofit basis. For the term of this lease, the Premises shall be operated on a nonprofit basis, and, with respect to such services, the Jaycees shall maintain its tax exempt nonprofit status. If Premises cease to be used for the purposes stated or although being used for such purposes, should the quality of services not meet the reasonable expectation of the City, or should the Jaycees cease to operate or exist or maintain its nonprofit corporate status, or should the operations conducted not be in accordance with the statutes of the United States, State of California, the County of Los Angeles, or the City of Los Angeles, upon not less than sixty (60) days notice, the City may terminate this lease.

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The proposed Lease will end June 30, 2006, unless terminated earlier. The proposed term will coincide with the Aging Department's grant funding cycle. The subject area covered under the Lease is an approximately 11,750 square-foot facility. The Department desires to continue the relationship that exists with the Jaycees and has determined that the much-needed services they provide enhance the quality of life for the community's seniors by providing social and recreation experiences as well as social services.

The Operations East Superintendent and the Councilmember for Council District Fifteen concur with staff's recommendations.

This Report was prepared by John Barraza, Management Analyst II in Real Estate and Asset Management.