

REPORT OF GENERAL MANAGER

NO. 05-85

DATE April 6, 2005

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY SENIOR CITIZEN CENTER: THREE YEAR LEASE FOR THE CONTINUED USE OF THE KNIGHTS OF COLUMBUS HALL

* K. Chan <u>kc</u>	J. Kolb _____
J. Combs _____	F. Mok _____
H. Fujita _____	K. Regan _____
B. Jensen _____	

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the three (3) year lease, substantially in the form on file in the Board Office, between the City of Los Angeles and the Valley Columbus Corporation for the operation and use of the Valley Columbus Corporation's Knights of Columbus Hall, located at 14450 Valerio Street, Van Nuys CA 91405; and,
2. Direct the Board Secretary to transmit the proposed lease to the Mayor in accordance with Executive Directive No. 16 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 February 4, 1999, the City of Los Angeles entered into a lease agreement for Two (2) years with the Valley Columbus Corporation for the use of Knights of Columbus Hall, which is owned by the Valley Columbus Corporation. Subsequent leases and amendments have allowed for the continued use of the Knights of Columbus Hall for senior citizen programming since 1973 without interruption. The use of said facility has made it possible for the Department of Recreation and Parks to offer senior citizen programs and services.

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At the time of entering into the lease agreement in 1999, it was hoped that by the end of the term, the site planned for a permanent inter-generational multipurpose center would be ready for use. However, unanticipated problems with the physical deterioration of the proposed site, located at 9540 Van Nuys Boulevard, have disrupted development plans. It is becoming more likely that a new site will need to be selected, which has made the use of this facility more urgent.

On October 20, 2004, the Board of Recreation and Park Commissioners (Board) through Report No. 04-323 directed staff to work with the City Attorney's Office in the drafting of a new lease. The Board also granted staff authorization to execute a reverse right of entry permit for the continued use of the Knights of Columbus Hall as senior citizen center. Operating the senior center under the right of entry permit has made it possible for the Department to continue to pay the Knight of Columbus Corporation for the use of their facility without interruption to the activities at the center. Payment to the Knight of Columbus Corporation cannot be made without a formal agreement, which would mean that the center would have to close. The reverse right of entry permit is for a term not to exceed one year and provides the authority for the Department to pay a monthly rent of \$3,500.00 to the Valley Columbus Corporation for the use of the Knights of Columbus Hall. Said rent amount is the same rent that has been paid since 1999.

By authorizing the Department to continue the monthly rental payments on a month-to-month basis under the reverse right of entry permit for a period not to exceed one year, staff has had the time to complete a new lease agreement allowing for the continued use of the Knights of Columbus Hall without interruption to the services and programming provided at the site. The new lease agreement is for a term of three (3) years. The Lease between the Valley Columbus Corporation (Lessor) and the City will make it possible for the Department of Recreation and Parks to continue to offer the following programs and services; (1) leisure activities such as games, exercises classes, dancing , arts and crafts; (2) health and nutrition education and blood pressure testing; (3) advocacy services such as taxi vouchers, assistance with income taxes and health insurance as well as information on housing and other social services.

There are no other Senior Centers in the immediate area that provide these services, making the Knights of Columbus Hall a vital resource for the surrounding community. The arrangement with Valley Columbus Corporation also provides the Department with certain amenities that will benefit the Department during the term of the Lease.

The Lessor shall provide the following for the maintenance and upkeep of the facility for use by the Senior Citizen Center: (1) The Lessor shall ensure that the facility is in good and sanitary condition by keeping the walls, floors and fixtures clean following the use by other lessees. (2) The Lessor shall maintain the exterior walls, roof, plumbing, and electrical fixtures attached to leased facility. (3) If Lessor fails to make proper repairs within a specified period of time after notification the Department shall have the right to cause that such repairs be made and shall have the right to deduct the cost of the repair from the monthly rental payment made for the use of the

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facility. (4) The Senior Citizen Center shall have the use of all the equipment located in the leased facility.

Staff has determined that the subject project will consist of issuance of a lease to use an existing structure or facility involving negligible or no expansion of use, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (14) of the City CEQA Guidelines.

Staff recommends continuing the use of the Knights of Columbus Hall until such a time as a new facility can be found that will serve the needs being offered at the Knights of Columbus Hall. The Operations West Assistant General Manager concurs with staff's recommendations.

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