

REPORT OF GENERAL MANAGER

NO. 05-250

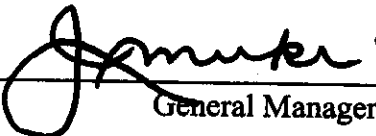
DATE September 21, 2005

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY SENIOR CITIZEN CENTER - REVERSE RIGHT OF ENTRY PERMIT FOR THE CONTINUED USE OF THE KNIGHTS OF COLUMBUS HALL

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>ms</u>


General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board authorize staff, subject to approval of the City Attorney, to execute the reverse Right-of-Entry Permit, substantially in the form on file in the Board Office, that provides for the continuation of the monthly rental payments of \$3,500.00 from Dept. 88, Fund 302, Account No. 6030 (leasing expense) for the Department's use of the Knights of Columbus Hall as the Mid-Valley Senior Citizen Center.

SUMMARY:

On October 20, 2004, the Board of Recreation and Park Commissioners (Board), through Board Report No. 04-323, authorized staff to execute a reverse Right-of-Entry Permit for one year for the continued use of the Knights of Columbus Hall. The execution of the reverse Right-of-Entry Permit made it possible to draft a three (3) year lease agreement without interruption to services. On April 6, 2005, the Board, through Board Report No. 05-85, approved a three (3) year lease between the City of Los Angeles and the Valley Columbus Corporation for the operation and use of the Knights of Columbus Hall. Subsequent leases and amendments have allowed for the continued use of the Knights of Columbus Hall for senior citizen programming since 1973 without interruption. It was hoped that the three (3) year lease would have been executed before the reverse Right-of-Entry Permit expired. Unexpected delays in the review process, have held up the execution of the lease agreement between the City of Los Angeles and the Valley Columbus Corporation. Said Lease may not be executed until several months after the current reverse Right-of-Entry Permit expires. In order to avoid any interruptions of senior citizen services or programming at the Knights of Columbus

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Hall, a new reverse Right-of-Entry Permit for one year, will have to be executed. Upon the execution of the three (3) year lease agreement, the new reverse Right-of-Entry Permit will terminate.

Payment to the Knights of Columbus Corporation for the use of its hall cannot be made without written agreement. Without an agreement, therefore, the center would have to close. The permit 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.

The continued leasing of the Knights of Columbus Hall 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, exercise 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.

Staff has determined that the project will consist of the issuance of a reverse Right-of-Entry Permit 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. The Superintendent for Operations West, and the City Attorney have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Since 1973, the Department of Recreation and Parks has leased the Knights of Columbus Hall for recreational purposes. Since 1999, the Department has leased the property for \$3,500.00 per month. The current rent payment will remain the same for the duration of this permit and will remain the same during the term of the three (3) year lease once it is executed. The monthly rental payments for the use of the Knights of Columbus Hall, in the amount of \$3,500.00 will come from Dept. 88, Fund 302, Account No. 6030 (leasing expense).

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Unit.