

STAFF REPORT
Lancaster Housing Authority

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MVB

Date: August 12, 2014

To: Chair Szeto and Authority Members

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: Lease Agreement between the Lancaster Housing Authority and the Antelope Valley Boys and Girls Club for real property located at 45404 Division Street. APN: 3176-005-923

Recommendation:

Approve the Real Property Lease Agreement between the Lancaster Housing Authority and the Antelope Valley Boys and Girls Club.

Fiscal Impact:

None. The Antelope Valley Boys and Girls Club is responsible for all operating costs, ongoing maintenance and minor repairs of the facility. Nominal rent is One (\$1.00) Dollar per year.

Background:

On March 10, 2000, the Lancaster Redevelopment Agency (the "Agency") acquired property located at the northeast corner of Division Street and Avenue I (the "old fairgrounds") from the 50th District Agricultural Association as part of a real property exchange to facilitate the relocation of the Antelope Valley Fair and Alfalfa Festival to its current site.

After the relocation of the Antelope Valley Fairgrounds, the Agency entered into a Lease Agreement (the "Lease") with the Antelope Valley Boys and Girls Club for the reuse of the "Watch and Wager" building located at 45404 Division Street, an approximately 10,080 square foot facility well suited for the group's activities. The Lease commenced January 1, 2004, to be renewed annually.

Upon the dissolution of the Agency, the City Council, on January 24, 2012 adopted Resolution No. 12-08, assigning the housing assets and functions of the former Lancaster Redevelopment Agency to the Lancaster Housing Authority. The Lease as an asset of the Lancaster Redevelopment Agency was assigned to the Lancaster Housing Authority on December 4, 2013.

The Boys and Girls Club pays a nominal rent of \$1.00 per year. The term of the Lease is for one (1) year with an option to extend the Lease in one (1) year increments, unless terminated sooner. The Boys and Girls Club is responsible for all operating costs (e.g. utilities, insurance, taxes, repairs, and other fees) and ongoing maintenance and minor repairs of the facility, with the exception of HVAC systems, electrical and mechanical equipment repairs, and major plumbing and structural maintenance and repairs.

The Antelope Valley Boys and Girls Club utilizes the facility to promote its goals of enhancing the development of boys and girls by instilling a sense of competence, usefulness and responsibility by providing after school programs which include Character & Leadership Development, Arts & Cultural Education, Education & Career Development, Sports Fitness & Recreation, and Health & Life Skills. These programs are designed to help local youth create aspirations and develop strong skill sets they can use in the future, providing opportunities for planning, decision-making, community contribution, career exploration and educational enhancement.

Attachment:

Lease