



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject 2019 West Point Lions Club Lease	Board Meeting Date June 25, 2019	Agenda Number 15
Dept: Administrative Office Div: Economic Development Contact: Kathryn Gallino Phone: 209/754-6025	Supervisory District Number District 2	Consent Agenda
Published Notice Required? Yes Public Hearing Required? No		Estimated Time: 0 Minutes
Type of Document? Non Resolution Agreement PowerPoint Presentation Included? No Budget Transfer Included (Must be signed by Auditor)? No Complete Agreement Required? No Position Allocation Change? No		

RECOMMENDATION:

1. Make a finding of public benefit; and 2. Approve and authorize the Board Chair to execute the West Point Lions Club lease for a five (5) year term beginning upon mutual execution through June 30, 2024 with an annual lease amount of \$1.

DISCUSSION/SUMMARY:

On July 8, 2014, Item #7, the Board approved a lease agreement (June 1, 2014 through May 31, 2018) between the County (Lessor) and West Point Lions Club (a 501(c)(3) non-profit organization) (Lessee) for the West Point Community Hall located at 22283 HWY 26, West Point, CA, with a historical annual rental charge of \$1. The West Point Community Hall is a County owned building in West Point. This lease includes the building as well as the vacant county-owned parcel to the north of the building (Assessor Parcel Number 008-022-055). The term of the lease unintentionally expired.

This item requests the Board to approve a new five (5) year lease agreement beginning upon mutual execution of the lease and terminating on June 30, 2024. Additionally, staff has successfully negotiated a net lease agreement in which the Lessee will now be responsible for repair and maintenance costs of the facility, following county approvals. This will save the county an average of approximately \$6,000/year in projected facility repair and maintenance costs. As the County has faced challenges of maintaining its campus facilities and securing funding and resources for those needed upgrades, it is an added value to have Lessees financially responsible for the repair and maintenance of the facilities they lease at below market value. As such, it is mutually beneficial to establish this contractual relationship with the Lessee.

The Board is being asked to make a finding of public benefit in order to approve subsidized rent by finding that a below market lease rate valued at approximately \$15,000 per year serves public purposes by providing a community meeting hall, an emergency shelter, and other recreational uses that benefit communities and residents within the County.

FINANCING:

2019 West Point Lions Club Lease
June 25, 2019

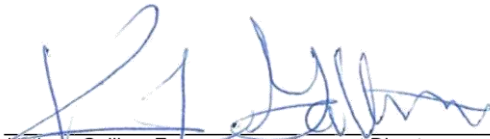
This is a general fund subsidy that has been reduced through the increased financial obligation by the Lessee for the repair and maintenance costs of the facility.

ALTERNATIVES:

The Board could choose any of the following alternatives:

1. Charge a higher rent than the \$1 proposed; or
2. Not authorize the lease and direct staff to put the facility lease out to bid.

APPROVED BY:



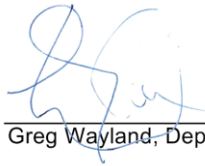
Kathryn Gallino, Economic Development Director

6/7/2019



Diane Severud, Deputy Clerk of the Board of Supervisors

6/10/2019



Greg Wayland, Deputy County Counsel

6/12/2019



Albert Pitt, County Administrative Officer

6/14/2019