



## MEMO

**Date:** February 21, 2014  
**To:** Board of Finance / Park, Arts and Culture Committee  
**From:** Jesse Bridges, Director Parks and Recreation  
Mary Alice McKenzie, Director Boy's and Girl's Club  
**Re:** Lease of Roosevelt Park Building to Boy's and Girl's Club

### OVERVIEW

In our continuing work to establish productive partnerships and increase community space the Department of Parks and Recreation (DPR) is proposing to lease the Roosevelt Park building to the Boy's and Girl's Club (BGC). They would work with Robert Miller to renovate the established facility providing an improved and expanded building to house a teen academic center and multi-purpose space. Proposed lease would begin April 1 to allow for construction in time for summer out of school programming.

### BENEFITS

There are many tangible benefits to this partnership including but not limited to:

- Increase community opportunities for recreation, education and positive social gathering
- Improve eyes on the park and security
- Promote and partner with a successful non-profit adjacent to the park
- Increase public access to park restroom facilities
- Lower parks maintenance demands and limit demand on an already stretched operating budget
- Improve the aesthetic and function of the park
- Leverage private support for improvements to the parks system
- Leverage Penny for Parks support to improve lighting and storage in the park
- Lease terms do not obligate future City funds or resources.

### CURRENT USE

This space currently houses storage for recreation programs as well as expanded storage for the Center City Little League. The Department also uses the extra space for some storage for the Conservation program. Its primary use is the Department's sign shop for creation of signage throughout the Parks system.



## **RELOCATED USES**

Under this proposal these uses would need to find other homes. We are currently working with the Little League on temporary storage for the coming season while using this coming spring to develop a plan that meets their future needs. Our recreation program will work to share some temporary storage but also investigate the current use of storage space across the City. The larger issue of relocating the sign shop can be accomplished through a more comprehensive development of a Parks Operations and Maintenance facility at Leddy Park. Design work on that facility will commence this summer.

## **LEASE TERMS**

- A proposed term of twenty years with a twenty year option for renewal.
- Proposed lease payment of \$1 per year based on the Boy's and Girl's club assuming responsibility for a number of parks maintenance and operations features.
  - Parks will review all building and landscape design for approvals in addition to the regular City permitting process.
  - BGC will be responsible for all maintenance, utilities, and other associated costs with the facility.
  - BGC will be responsible for all snow removal on the central walkway in the park
  - BGC will be responsible for all landscaping maintenance immediately surrounding the building.
  - BGC will be responsible for cleaning the public restrooms and maintaining current access during Little League and DPR Soccer Season.
  - DPR to be responsible for parks infrastructure including to the courts, benches, fields and lighting.
  - BGC will handle trash to the building side of the walkway.
  - DPR will handle trash for the Little League and playground facilities.
  - DPR and BGC will continue to share space and collaborate on initiatives.

## **IMPROVEMENTS**

- BGC to fully renovate existing facility including build out of the current overhangs, no additional lot coverage will happen as a result of this development.
- Burlington Telecom will bring gigabyte symmetrical access and WIFI to the facility.
- Parks is leveraging Penny for Parks and private support to resurface all basketball and tennis courts as well as new hoops and benches.
- Parks will use future dollars and additional public/private support to improve the lighting in the park as well as improve the Little League storage and dugout facilities.

## **RECOMMENDATION**

The Department asks for Board of Finance Approval and resolution to be sent to City Council authorizing Parks and Recreation Director Jesse Bridges to execute a formal MOU and Lease agreement.