



Community Services and Youth Committee Memorandum

City of Arts & Innovation

**TO: HONORABLE COMMUNITY SERVICES
AND YOUTH COMMITTEE MEMBERS**

DATE: DECEMBER 13, 2017

**FROM: PARKS, RECREATION AND COMMUNITY
SERVICES DEPARTMENT**

WARD: 4

**SUBJECT: UPDATE REGARDING AGRICULTURAL LEASE REQUEST FOR PROPOSALS
FOR THE UNDEVELOPED PARK PROPERTY LOCATED AT 1739 BRADLEY
STREET – GOLDEN STAR PARK**

ISSUE:

Receive an update and provide input regarding Request for Agricultural Lease Proposals for the undeveloped park property located at 1739 Bradley Street – Golden Star Park.

RECOMMENDATION:

That the Community Services and Youth Committee receive an update and provide input regarding Request for Agricultural Lease Proposals for Golden Star Park.

BACKGROUND:

On December 12, 2016, the Park and Recreation Commission received a report regarding a posting of a request for proposals (RFP) for Golden Star Park (see attachment 1) to identify opportunities to provide a potential revenue source for future development of the park site and in the interim, support GrowRIVERSIDE initiatives by promoting agriculture activities on the vacant land. Residents in the audience expressed concerns about dust, visual, environmental, and traffic impacts. Staff indicated that the selected proposal would be brought before the Park and Recreation Commission for the Commission's review and input before moving forward. On January 17, 2017, two proposals were received for Request for Proposals #1670. The Toro Company's proposal was the only proposal received that met the minimum qualifications. It was reviewed and scored by the selection committee.

DISCUSSION:

The next step in the process is to present the proposed agreement with The Toro Company (see attachment 2) to the Park and Recreation Commission for their input. The Commission's input will be incorporated into the agreement and a recommendation will be provided to Council in January 2018.

Toro Lease Agreement Summary

1. **The Property Leased:** 19.31 acres
2. **The Purpose of Lease:** Turf grass and irrigation techniques evaluation area, raised planter beds for educational opportunities, temporary storage areas for equipment, temporary parking area and a shaded work area for workers sun relief.
3. **Term:** 60 month initial term with two optional terms for five years each for a maximum of 15 years.
4. **Rent:** \$2,300 per month, escalating each year to reflect increases, if any, for the Price Index for All Urban Consumers for the Los Angeles-Anaheim-Riverside Standard Metropolitan Statistical Area.
5. **Improvements:** Lessee will be authorized to install a temporary parking lot (crushed rock), temporary 20' x 20' storage area, fencing with woven fabric, gate, raised planter beds, temporary wood shade structures, temporary irrigation, water services, electrical services and turf grass evaluation areas with underground irrigation.
6. **Maintenance and Use:** Lessee agrees to maintain and keep the premises in an attractive, neat, clean and orderly condition. Lessee also agrees to conduct their business in a manner that will not create a nuisance or risk of fire or other hazard.

FISCAL IMPACT:

The anticipated fiscal impact of the action is an annual rent of \$27,600 (approx. \$500,000 over 15 years) allocated to a capital park expenditure account, earmarked to supplement the cost for design and construction of Golden Star Park.

Prepared by:	Adolfo Cruz, Parks, Recreation and Community Services Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:	1. Park and Recreation Commission Report and Minutes
	2. The Toro Company Lease Agreement

MINUTES

COMMUNITY SERVICES AND YOUTH COMMITTEE Wednesday, December 13, 2017, 1 p.m. Art Pick Council Chamber

PRESENT: Chair Conder, Vice Chair Adams, and Member Perry

ABSENT: None

STAFF PRESENT: Lorena Verdusco, Adolfo Cruz, Mario Lara, Randy McDaniel, and Al Zelinka

ALSO PRESENT: None

Chair Conder called the meeting to order at 1 p.m.

GOLDEN STAR PARK - AGRICULTURAL LEASE REQUEST FOR PROPOSALS UPDATE

Following discussion, motion was made by Chair Conder and seconded by Vice Chair Adams to receive and order filed the Agricultural Lease Request for Proposals update for the undeveloped park property at Golden Star Park located at 1739 Bradley Street. Motion carried unanimously.

ORAL COMMUNICATIONS FROM THE AUDIENCE

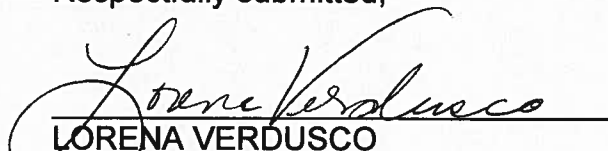
There were no oral communications from the audience.

ITEMS FOR FUTURE COMMUNITY SERVICES AND YOUTH COMMITTEE CONSIDERATION AS REQUESTED BY MEMBERS OF THE COMMITTEE

Chair Conder requested a report regarding the costs to keep swimming pools open every day of the week during the summer to a future Community Services and Youth Committee meeting.

The meeting adjourned at 1:15 p.m.

Respectfully submitted,


LORENA VERDUSCO
Deputy City Clerk