



AB Brown Soccer Complex – 2nd Amendment to Ground Lease and Water Sales Agreement with AYSO

Community & Economic Development

City Council
July 10, 2018

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AB BROWN SOCCER COMPLEX



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BACKGROUND

1. Original Lease (\$1): June 20, 1995 - June 30, 2010
2. Lease Extension: 2 years through June 30, 2012 (Elimination of City financial assistance)
3. New Lease (\$12,000): July 1, 2015 - June 30, 2016
4. 1st Amendment: July 1, 2016 - June 30, 2018
5. Separate Water Agreement expires on June 30, 2018
6. Water rates are at RPU's cost greatly benefiting AYSO
7. AYSO required to maintain the entire site



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PROPOSED CHANGES

1. Term to be extended to June 30, 2019 with an option to extend for 2 additional 1-year periods by providing City with an accounting of the uses and funds collected by AYSO for non-AYSO uses during prior year and a minimum of 120 days notice prior to expiration.
2. Americans with Disabilities Act review by December 31, 2018 and AYSO to spend \$40,000 for 21 disabled parking spaces.
3. Permit other groups to use the Property and allow additional uses during last week of June, July and the first three weeks in August by other athletic organizations.
4. City may terminate the Lease during 1-year extension periods by providing 180 days written notice to AYSO prior to expiration.
5. Scheduling Committee to meet quarterly so that Riverside based youth organizations shall be given priority for use.



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RECOMMENDATIONS

That the City Council:

1. Approve the Second Amendment to the Ground Lease Agreement with American Youth Soccer Organization – Region 47, extending the existing lease agreement through June 30, 2019, including two options for one-year extensions, at the AB Brown Soccer Complex;
2. Approve the Second Amendment to the Water Sales Agreement with American Youth Soccer Organization – Region 47, extending the existing agreement through June 30, 2019, including two options for one-year extensions, at the AB Brown Soccer Complex; and

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RECOMMENDATIONS (CONT.)

3. Authorize the City Manager, or his designee, to execute the Second Amendment to Ground Lease Agreement and Second Amendment to Water Sales Agreement with American Youth Soccer Organization – Region 47 for use of the AB Brown Soccer Complex, including making minor, non-substantive changes, to sign all documents and instruments necessary to complete the transaction, and to execute amendments for the optional one-year extensions; and
4. Direct staff to return to the City Council on an annual basis with a report on the accounting of all funds collected by AYSO from non-AYSO entities for use of the Property during the preceding year of the Lease.

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