

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: MARCH 25, 2019

ITEM NO: 10

SUBJECT: **PARKS, RECREATION, AND COMMUNITY SERVICES DEPARTMENT UPDATE ON OPERATIONS OF AB BROWN SOCCER COMPLEX PER LEASE AGREEMENT WITH AMERICAN YOUTH SOCCER ORGANIZATION – REGION 47**

ISSUE:

Receive, file and provide feedback on the Parks, Recreation and Community Services Department update on the operations of the AB Brown Soccer Complex per the lease agreement with American Youth Soccer Organization – Region 47.

RECOMMENDATION:

That the Board of Public Utilities receive, file and provide feedback on this update from the Parks, Recreation and Community Services Department on the operations of the AB Brown Soccer Complex per the lease agreement with American Youth Soccer Organization – Region 47.

BACKGROUND:

The American Youth Soccer Organization (AYSO) – Region 47 has leased the Riverside Public Utilities (RPU) owned AB Brown Soccer Complex since 1992. On June 7, 2016, the City Council approved a First Amendment to Ground Lease and a First Amendment to Water Sales Agreement, which expired on June 20, 2018. On July 10, 2018, City Council approved the Second Amendment to the Agreement for a one-year term concluding on June 30, 2019, with the option of two additional one-year extensions (Attachments 1 and 2). On behalf of RPU, the Parks, Recreation and Community Services Department (PRCSD) monitors AYSO to ensure that they adhere to the terms of the Lease.

Under the terms of the Lease, AYSO is responsible for paying the annual lease fee of \$12,000 and non-potable water costs; all maintenance of the facilities, graffiti abatement and security; coordinating with City staff to develop a plan that meets the Americans Disability Act (ADA) standards; allowing additional use of the complex by other athletic organizations during the summer months, with a priority given to Riverside based youth; and meeting quarterly with the PRCSD Scheduling Committee.

In addition, RPU maintained its water rights, to include the installation of pipelines, wells, etc. over all of the licensed property without further consent by AYSO.

DISCUSSION:

AYSO is a year-round non-profit youth soccer organization that provides competitive and recreational soccer leagues and tournaments for more than 200 teams and 10,000 spectators annually. AYSO is supported by the National AYSO organization, which focuses on creating positive experiences for every age by bringing community and volunteers together to coach, referee, and play. More than 500 teams participate in multiple AYSO area and regional tournaments. These tournaments are recognized throughout the Inland Empire, because of their quality play and use of the multi field Ab Brown Soccer

Complex. AYSO has continued to demonstrate that they are committed to making a difference for soccer enthusiasts.

On February 12, 2019, AYSO submitted their written request to extend the lease for an additional one-year period for Fiscal Year 2019-2020 (Attachment 3). As of February 15, 2019, AYSO continues to meet the terms of the agreement as stated below:

1. Provided a bi-annual accounting of non-AYSO entities use of AB Brown Soccer Complex and funds collected by AYSO for non-AYSO use. As of December 31, 2018, AYSO's balance was \$107,014.13 of which \$14,695 was collected from non-AYSO user groups for rental of the soccer fields (Attachment 4, Section A, Area I).
2. AYSO worked with the Scheduling Committee to provide field availability to non-AYSO entities the last week in June, all of July and the first three weeks in August. In coordination with AYSO, PRCSD staff notified over 50 user groups of the availability of the AB Brown fields. The notification included social media, email, and word of mouth. Three of the six groups that inquired utilized 474 hours of field time, and AYSO estimates exceeding 1,000 hours of non-AYSO use by end of June (Attachment 4, section B). AYSO also provided organizations with additional field time from the end of August through December 31, 2018.
3. The annual lease fee of \$12,000 is scheduled to be paid by April 1, 2019. AYSO continues to receive non-potable water totaling an estimated \$28,000 annually. Non-potable water expenditures are included in the monthly utility bills paid by AYSO. (Attachment 4, Section A, Area II).
4. Working towards compliance with the ADA and obligation to install 21 handicapped parking spaces totaling approximately \$40,000. In July 2018, AYSO met with PRCSD management staff to review and discuss the ADA upgrades for AB Brown Soccer Complex. On January 8, 2019, PRCSD received the ADA summary report that included AB Brown Soccer Complex. Based on the summary report, PRCSD recommends no ADA upgrades until the Northside Specific Plan is adopted and the property's future is determined.
5. AYSO met on July 17 and November 1, 2018, with the Scheduling Committee to discuss the scheduled field use, financials and maintenance needs. The PRCSD staff also spoke regularly with the AYSO Commissioner and Assistant Commissioner regarding the terms of the Lease.
6. AYSO continues to provide maintenance to the property. Routine field maintenance was scheduled from January 26 through February 17, 2019, and included fertilization, aerating, over seeding and repair of the irrigation system.

In addition to the AB Brown Soccer Complex, AYSO also utilizes additional practice fields through the PRCSD. From July through December 2018, AYSO reserved approximately 2,450 hours of field space and paid \$15,900 in field rental and light fees to the City.

RPU and PRCSD staff believe that the maintenance and program activity provided by AYSO generates significant value compared to the maintenance and programming cost RPU, and the PRCSD would incur absent of the Lease Agreement.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by:	Adolfo Cruz, Director of Parks, Recreation and Community Services Dept.
Approved by:	Todd M. Corbin, Utilities General Manager
Approved by:	Al Zelinka, FAICP, City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Certifies availability of funds: Aileen Ma, Interim Utilities Assistant General Manager/Finance

Attachments:

1. AYSO Lease Agreement
2. AYSO Water Agreement
3. AYSO Request for Extension
4. AYSO Bi-annual Accounting & Schedule of Use
5. Power Point Presentation