



THIRD AMENDMENTS TO GROUND LEASE AND WATER SALE AGREEMENTS WITH AMERICAN YOUTH SOCCER ORGANIZATION – REGION 47 AT AB BROWN - UPDATE

Public Utilities Department

Board of Public Utilities
June 10, 2019



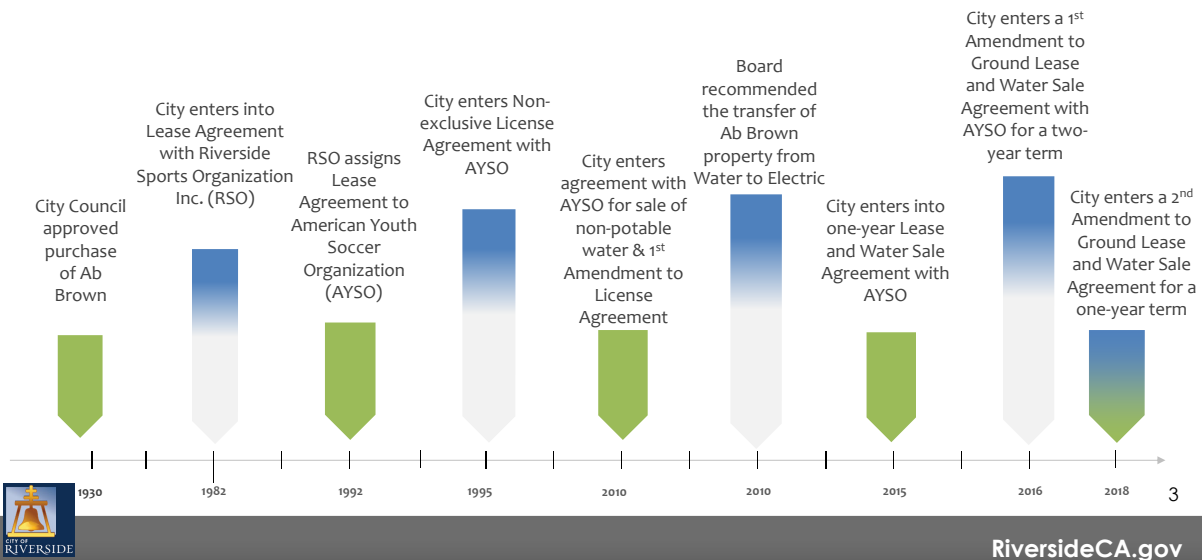
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AB BROWN HISTORICAL TIMELINE



DISCUSSION

Per Agreements, extensions are granted as long as AYSO:

1. Sends written request to City at least 120 days prior to expiration of current Lease term;
2. Provides an accounting of all other use of Property by non-AYSO entities during preceding year of Lease; and
3. Provides an accounting of all funds collected by AYSO from non-AYSO entities.



DISCUSSION

The Board may recommend that City Council terminate if:

1. AYSO defaults on Lease for any reason other than rent and City provides AYSO with 30 days to cure
 - A. Lease automatically terminates if corrections not made
2. AYSO abandons Lease for 2 months, Lease automatically terminates
3. City provides 180 days notice to AYSO prior to the expiration of either of the extended terms



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DISCUSSION

Staff does not recommend agreement termination:

1. Northside Specific Plan (Northside Plan) –
 - A. Plan is actively in process and EIR is being prepared
 - B. Depending on zoning changes complex may move
 - C. Should be resolved prior to contemplating new organization
2. Avoided Costs –
 - A. AYSO maintains Ab Brown at no cost to City
 - B. PRCSD anticipates cost of \$700,000 in year one and \$500,000 per year in subsequent years to operate as sports complex
 - C. RPU anticipates cost of approximately \$25,000 to \$75,000 per year to maintain as vacant land (mostly weed control)



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DISCUSSION

3. Scheduling Committee –

- A. AYSO met with Scheduling Committee 3 times from July 2018-March 2019 to review additional uses for Property as required

4. Financials –

- A. AYSO's account balance was \$51,829.38 of which, \$24,450.00 was collected from non-AYSO groups for soccer field rental (As of December 31, 2018)



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RECOMMENDATION

That the Board of Public Utilities receive and file this update on the Third Amendment to the Ground Lease Agreement and the Third Amendment to the Water Sale Agreement with the American Youth Soccer Organization – Region 47.

