



Staff Report

TO: Mayor and City Council Members
FROM: Elizabeth Gibbs, Community Services Director
DATE: May 5, 2020
SUBJECT: **Approve a Non-Exclusive Lease Agreement with the Boys & Girls Clubs of the San Geronio Pass to Lease the Albert A. Chatigny, Sr. Community Recreation Center Located at 1310 East Oak Valley Parkway**

Background and Analysis:

The City of Beaumont owns and operates the Albert A. Chatigny, Sr. Community Recreation Center (CRC), located at 1310 East Oak Valley Parkway. The CRC sits on a 2.62-acre parcel and includes a 24,857 sq. ft. two-story building with a gymnasium, full-service commercial kitchen, multiple meeting rooms, childcare rooms, offices, and a playground. CRC operations are suspended at this time due to the COVID-19 pandemic and the building has been closed to the public.

The City recently received a request from the Boys & Girls Clubs of the San Geronio Pass (B&GC) to lease the CRC to provide childcare to residents considered to be essential critical infrastructure workers ("essential workers") by the State of California Public Health Officer, in accordance with the Governor's stay at home order.

Essential workers include: health care providers and caregivers; emergency service workers; food and agriculture workers; energy workers; water and wastewater workers; transportation workers; communications and information technology workers; government and other community-based workers; critical manufacturing workers; financial services workers; chemical and hazardous materials workers; defense industrial base workers; industrial, commercial, residential, and sheltering facilities and services workers.

The B&GC applied for, and received, a Paycheck Protection Program (PPP) loan from the Small Business Association, in an approximate amount of \$198,000. This is a loan that will be forgiven for all expenditures that are related to personnel, utilities, and mortgage insurance and must be expended prior to June 30, 2020. In addition, they

received a smaller grant that can be used for supplies and have also contacted the Boys & Girls Clubs of America to request additional financial support. The Morongo Band of Mission Indians have committed significant quantities of disinfectant wipes, disposable gloves, and sanitizing liquids so that the B&GC can adhere to applicable health orders and guidelines.

The B&GC is in the process of finalizing policies and procedures on how attendees and staff will be screened for any symptoms related to COVID-19, or other illnesses. Parents will not be allowed in the building for drop off or pick up, but instead park at the curb near the entrance to the facility where they will be greeted by a BC&G staff person, who will then escort them into the building if they are asymptomatic.

The tentative program schedule will be 6:00 am to 6:00 pm but may fluctuate based on the needs of the essential workers' schedules. A ratio of one B&GC employee to nine attendees will be followed.

Finally, the B&GC will have a sanitizing team on duty to clean each room as the attendees move from one area to the next, including sanitization of play equipment. All applicable orders and guidelines for hand washing will be enforced for all attendees upon returning to the classroom spaces.

The City Attorney is preparing a non-exclusive lease agreement which should be ready to present at the City Council meeting. A non-exclusive lease will be proposed to allow the City the flexibility to provide other critical services as needed, such as a senior feeding program, cool center, etc. The non-exclusive lease agreement will include a flat rate adequate to cover typical monthly utility costs.

Fiscal Impact:

Approval of the non-exclusive lease agreement will have a positive economic impact and provide relief of the expenses currently incurred to operate the facility.

Recommended Action:

Staff recommends City Council approve the non-exclusive lease agreement with the Boys & Girls Clubs of the San Gorgonio Pass and authorize the City Manager to execute the agreement on behalf of the City of Beaumont.