



**CITY OF SANTA CLARITA  
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplen

DATE: May 23, 2017

SUBJECT: LEASE AGREEMENT FOR CANYON COUNTRY COMMUNITY CENTER

DEPARTMENT: Recreation, Community Services, Arts, and Open Space

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council:

1. Authorize the City Manager, or designee, to execute on behalf of the City of Santa Clarita a Lease Agreement with HWA Incorporated (Owner) in the amount of \$10,028 per month for the first year of the lease for approximately 3,900 square feet of commercial space to be used for the Canyon Country Community Center, subject to City Attorney approval.
2. Authorize the City Manager, or designee, to execute renewal options, in a form subject to City Attorney approval.

BACKGROUND

The Canyon Country Community Center (Center) has been leased from HWA Incorporated in its current location at 18760-18796 Flying Tiger Drive since 2012.

The Recreation and Community Services Division has provided programming at this location in the areas of inter-generational and senior programming, health and fitness, art, education and enrichment, and neighborhood outreach since 2012. The location of the Center is small in footprint and programming extends beyond the physical walls of the Center through partnerships and by utilizing existing resources.

The term of this agreement will begin on June 1, 2017 and extend to January 31, 2020. The agreement provides the option to extend the lease for up to four (4) additional, successive one-month lease extensions to anticipate for the completion of the new Canyon Country Community Center. The lease agreement requires a security deposit of \$10,028 and an initial three-year term, with three percent annual rent increases and future renewal options. During year one of the

lease, the monthly rent is \$10,028 which includes the space and all common area management costs.

ALTERNATIVE ACTION

Other action as determined by the City Council.

FISCAL IMPACT

Adequate funds are available in Canyon Country Community Center Rents and Leases Account 15315-5121.001.

ATTACHMENTS

Lease Agreement