REDEVELOPMENT AGENCY AGENDA REPORT

CITY OF ANAHEIM
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JUNE 10, 2008
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE ANAHEIM REDEVELOPMENT AGENCY AND ANAHEIM FAMILY YMCA.

ATTACHMENT (Y/N): YES ITEM # 06

RECOMMENDATION:

That the Governing Board, by motion, (i) approve the Exclusive Negotiation Agreement by and between the Anaheim Redevelopment Agency (“Agency”) and the Anaheim Family YMCA (“YMCA”), and (ii) authorize the Executive Director, or her designee, to execute the Agreement on behalf of the Agency.

DISCUSSION:

Background
In response to a request by the City to explore opportunities for athletic and community service uses at the southwest corner of Center Street and Olive Street, Brookfield Homes approached the City and Agency about assisting in the development of new facilities for the Boys and Girls Club, Anaheim Police Activities League (“APAL”), and the YMCA. The project site is comprised of approximately 4 acres owned by the Agency and .36 acres owned by the City. Currently, the area is developed with grade parking and landscaped areas that are utilized by the City’s Downtown Community Center and Youth Center.

The YMCA offers programs in the areas of health and fitness, youth development, and after-school care. Currently, the YMCA serves over 10,000 youth and families each year. The proposed improvements would enhance the Civic Center by providing athletic and community services.

Proposal
This agreement lays out the terms and conditions under which the Agency and the YMCA will negotiate the terms of a definitive agreement for the disposition of Agency owned property for the construction of a new YMCA building and a new community facility. A separate agreement between the Agency, City, Boys and Girls Club, APAL, and Brookfield Homes will be considered by the Agency Governing Board this evening.

Brookfield has worked with the YMCA and has assisted with architectural services for concept designs of the new building and master planning of the entire project site. The approximately 30,000 square foot building would accommodate health and fitness space,
recreation rooms, class rooms, and administrative offices. In addition, the YMCA would construct an aquatic facility as part of their project. Adjacent to the new building a community gymnasium would be constructed for community use and services provided by the YMCA to the community.

The YMCA is interested in acquiring a portion of the site for construction of their new building. The parties shall consider a pre-determined offset to annual debt service based on quantifiable community services provided by the YMCA. Construction of the new YMCA building would occur concurrently with the construction of the Anaheim Facility (as defined in the agreement). Construction of the new YMCA building would not be contingent upon the construction of the Boys and Girls Club, APAL facility, or the Brookfield Homes residential development.

**Negotiations**

The agreement provides for a negotiating period of one hundred eighty (180) days with two additional thirty (30) day periods to negotiate the terms and conditions necessary to bring forth a definitive agreement before the Governing Board of the Agency. The agreement designates portions of the site for the YMCA. During the negotiation period the YMCA would provide evidence of fundraising commitments, grants, and other financing for the construction of the project. During the negotiating period, the parties would negotiate items such as design plans, project pro formas, and terms of disposition of site, parking allocation, and pre-determined offset to annual debt service based on quantifiable community services provided by the YMCA.

**IMPACT ON BUDGET:**

There is no impact on the General Fund. Sufficient redevelopment funds are available.

Respectfully submitted,  
Lisa Stipkovich  
Executive Director  
Community Development

Concur:  
Terry Lowe  
Director  
Community Services

**Attachments:**

1. Exclusive Negotiation Agreement between the Agency and YMCA