CITY COUNCIL AGENDA REPORT

CITY OF ANAHEIM
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JUNE 10, 2008
FROM: COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENT (Y/N): NO ITEM # 27

RECOMMENDATION:

That the City Council, by motion, (i) approve the Exclusive Negotiation Agreement by and between the City of Anaheim (“City”), and the Anaheim Redevelopment Agency (“Agency”), the Boys and Girls Club, the Anaheim Police Activities League (“APAL”), and Brookfield Homes, and (ii) authorize the City Manager or his designee to execute and administer the Agreement on behalf of the City.

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, APAL and the Anaheim Family YMCA (“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 Boys and Girls Club is an organization that works to help young people of all backgrounds. Over 2,500 youth each year are served by the organization. APAL was established to serve all children who live or attend school in Anaheim. APAL’s goal is to provide children with alternatives to gangs, drugs and other criminal activities.

Proposal
This agreement lays out the terms and conditions under which the City, Agency, Boys and Girls Club, APAL, and Brookfield Homes will negotiate the terms of a definitive agreement for the construction of a City-owned building by Brookfield Homes that will be leased and operated by the Boys and Girls Club and APAL.

Brookfield Homes has worked with the Boys and Girls Club and APAL to design a building that meets the needs of both organizations. The approximately 28,000 square foot building would accommodate a gymnasium, program class rooms, full-service...
kitchen, and administrative offices for the Boys and Girls Club and ancillary office space for APAL. The new building would be situated between the City’s Community Center and the Youth Center. A common wall would be shared between the new building and the City’s Youth Center allowing for reciprocal access between the two buildings.

The construction of the building for the Boys and Girls Club and APAL would be contingent upon Brookfield Homes developing a residential development of approximately 100 homes on the southeast portion of the site. If Brookfield Homes proceeds with development, they would assist with trade contractor contributions for the construction of the new building. The Agency would make a $3.5 million dollar contribution towards the development costs associated with the new City-owned building.

Negotiations
This 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 City Council. The agreement designates portions of the site for the Boys and Girls Club, APAL, and Brookfield Homes. During the negotiation period the Boys and Girls Club, APAL, and Brookfield Homes would provide evidence of fundraising commitments, grants, and other financing for the construction of their respective projects. Items such as conceptual design plans, project pro forma, terms of disposition, lease terms, maintenance, and parking allocation would be negotiated by the parties.

IMPACT ON BUDGET:

There is no impact on the General Fund under this agreement.

Respectfully submitted,  

Concur:

Lisa Stipkovich  
Executive Director

Terry Lowe  
Director

Community Development  
Community Services