



City of Carson Report to Redevelopment Agency

October 4, 2011
Unfinished Business

SUBJECT: CONSIDER PURSUING DEVELOPMENT OF A NEW CARSON TEEN CENTER PROJECT AT THE CARNEGIE MIDDLE SCHOOL PROPERTY (OUTSIDE CARSON CONSOLIDATED PROJECT AREA)

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by David C. Biggs
Executive Director

I. SUMMARY

This item was continued from the September 20, 2011, meeting of the Carson Redevelopment Agency (Agency).

The Agency is being asked to make recommendations regarding steps that would lead to development and construction of a new teen center project located adjacent to Carnegie Middle School (Exhibit No. 1).

II. RECOMMENDATION

TAKE one or more of the following actions:

1. AUTHORIZE staff to proceed with planning a new teen center project.
2. APPROVE the selection of either Proposal A or Proposal B with the Boys and Girls Clubs of Carson, or the city of Carson Parks and Recreation Department participation.
3. AUTHORIZE staff to negotiate a Ground Lease, Joint Use Agreement, and Development Agreement for development of the teen center in accordance with the proposal selected.

III. ALTERNATIVES

TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

On February 16, 2011, the City Council reviewed the Teen Center Feasibility Study (Exhibit No. 2) and authorized staff to work in partnership with the Los Angeles Unified School District (LAUSD) to lease property at Carnegie Middle School and with the Boys & Girls Clubs of Carson (BGCC) to develop a joint use teen center facility (Project).

During the last six months, a working group comprised of staff from the Agency, city of Carson Parks & Recreation Department, Carnegie Middle School, LAUSD District 8, and the BGCC have worked closely to define the roles and responsibilities of all parties in the development and operation of the Project. The

group identified programs and activities, determined preliminary construction cost estimates, established timelines, and reviewed legal documents (i.e., Ground Lease, Joint Use Agreement, and Development Agreement) in pursuit of the Project.

Roles of the Parties

LAUSD owns the land and prefers to lease it to the city of Carson (City) at a desirable rate. This strategy would forego a legal requirement by LAUSD to undertake a competitive bid process whereby the land would be offered to other not-for-profit organizations. In exchange for the discounted lease rate, LAUSD requires certain capital improvements be undertaken to be described later in this report.

Under this scenario, the City would enter into a 40-year Ground Lease and Development Agreement with LAUSD. It would also enter into a Joint Use Agreement with LAUSD and the BGCC. Prior to construction, one City representative would serve on the Design Oversight Committee to assist in selecting an architect, and one would serve on the Governance Committee to ensure the long-term success and management of the Project. During construction, the City would oversee construction management and once completed, own all Project improvements (i.e., building, athletic fields, gymnasium, and facilities).

The BGCC would: assist in financing construction; fund operation and maintenance costs of the Project in perpetuity; execute a Joint Use Agreement with the City and LAUSD; provide high quality programs and activities for teens (Exhibit No. 3); and be responsible for programming all activities, except those associated with athletic fields. BGCC would purchase and own all furnishings and equipment. One BGCC representative would serve on the Design Oversight Committee and one on the Governance Committee.

The Agency would provide the gap financing required for design, development, and construction of the Project. One Agency representative will serve on the Design Oversight Committee.

Project Description and Capital Costs

The Project would fulfill a long time vision of building a teen center that offers targeted programs to ensure the future success of Carson's teens. The project would provide programs and activities that benefit more than 400 youths daily. Socio-economic data indicate the area to be serviced is high risk for teens. For example, per capita income within a one mile radius of the Project falls below the county median income, 27% of 18 to 24 year olds do not hold a high school diploma, and gang activity persists in some of the surrounding communities, which this Project would help to mitigate.

Initially, the Project cost was estimated at \$10,000,000.00. LAUSD, however, has potentially added approximately \$6,000,000.00 in costs by requiring a new gymnasium, 100 on-site parking spaces and by upgrading the athletic fields.

As currently proposed, the Project would include the following core elements requested by LAUSD and the BGCC: (1) 14,000 sq. ft. Boys & Girls clubhouse, (2) 5,500 sq. ft. teen center, (3) 8,500 sq. ft. gymnasium, (4) dual use athletic field (100,000 sq. ft. for soccer and two softball fields), (5) 4,200 sq. ft. basketball court, (6) 100 on-site parking spaces, (7) 2,500 sq. ft. meeting space included in clubhouse or teen center, and (8) 7,000 sq. ft. playground with play structure (Exhibit No. 4).

The total cost of the Project is currently estimated at \$17,087,500.00 (Proposal A). Of the total, the Agency would be asked to provide \$14,087,500.00. BGCC would contribute \$3,000,000.00 toward construction and \$2,000,000.00 for operating reserves (see Table 1 below). In addition, BGCC will fund the facility's operation and maintenance costs in perpetuity.

TABLE 1
Proposal A
Sources and Uses of Funds

USE OF FUNDS	SOURCE OF FUNDS			TOTAL
	RDA	BGCC	CITY	
Soft Costs	\$605,500.00	\$3,000,000.00	-0-	\$3,605,500.00
Construction Costs	\$13,482,000.00	-0-	-0-	\$13,482,000.00
Total Development Cost	\$14,087,500.00	\$3,000,000.00	-0-	\$17,087,500.00
Operating Reserve	-0-	\$2,000,000.00	-0-	\$2,000,000.00
GRAND TOTAL	\$14,087,500.00	\$5,000,000.00	-0-	\$19,087,500.00

As an alternative to Proposal A, Agency staff and the BGCC prepared the more moderate Proposal B for the Agency Board's consideration. This alternative is based on the uncertainty of future redevelopment funding due to the recent passage of ABX1 26 and ABX1 27; a lawsuit filed in the California Supreme Court by the California Redevelopment Association and the League of California Cities; and the downturn in the economy was also a consideration.

Proposal B (Exhibit No. 5) would include the following: (1) a 9,000 sq. ft. Boys & Girls clubhouse, (2) 3,000 sq. ft. teen center, (3) 4,200 sq. ft. basketball court, (4) 100 on-site parking spaces, and (5) 5,000 sq. ft. playground with 3,500 sq. ft. play

October 4, 2011

structure. A gymnasium was not included since a new gymnasium will soon be under construction at Carson Park. The total development cost for Proposal B is estimated at \$9,555,000.00 (see Table 2 below). Of this total, the Agency would be asked to provide \$6,555,000.00. BGCC would contribute \$3,000,000.00 for construction and \$2,000,000.00 for operating reserves. In addition, BGCC will fund the Project's operation and maintenance cost in perpetuity.

TABLE 2
Proposal B
Sources and Uses of Funds

USE OF FUNDS	SOURCE OF FUNDS			TOTAL
	RDA	BGCC	CITY	
Soft Costs	-0-	\$2,105,000.00	-0-	\$2,105,000.00
Construction Costs	\$6,555,000.00	\$895,000.00	-0-	\$7,450,000.00
Total Development Cost	\$6,555,000.00	\$3,000,000.00	-0-	\$9,555,000.00
Operating Reserve	-0-	\$2,000,000.00	-0-	\$2,000,000.00
GRAND TOTAL	\$6,555,000.00	\$5,000,000.00	-0-	\$11,555,000.00

Teen Programs and Activities

See Exhibit No. 3.

Required Documents

Should the Agency Board select one of the proposals and authorize staff to proceed with the Project, staff can negotiate and finalize the following documents:

1. Ground Lease - sets forth the terms and conditions for LAUSD to lease land to the City for the teen center project.
2. Joint Use Agreement - sets forth the terms, conditions, and time schedule for sharing of the facility between LAUSD, the City, and the BGCC.
3. Development Agreement - contract between LAUSD and the City for the construction of the teen center project.

Once finalized, staff will bring back the final documents for the Agency Board's consideration.

On August 11, 2011, the California Supreme Court prohibited (stayed) redevelopment agencies from incurring new debt, or entering into new contracts or partnerships until it makes a decision regarding the constitutionality of ABX1 26

and ABX 1 27. A decision is expected in January of 2012, after which staff would return with the final documents.

Finally, although the Project is not located in a redevelopment project area, redevelopment funds may be used for publicly-owned improvements that benefit the project area, with a finding of the legislative body that the project benefits the project area (Section 33445(a)(1) of the California Community Redevelopment Law (CRL).

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Site Map of Teen Center Project Site. (pg. 6)
2. Minutes February 16, 2011, Item No. 26. (pgs. 7-9)
3. Teen Programs and Activities. (pgs. 10-12)
4. Proposal A Site Plan. (pg. 13)
5. Proposal B Site Plan. (pg. 14)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

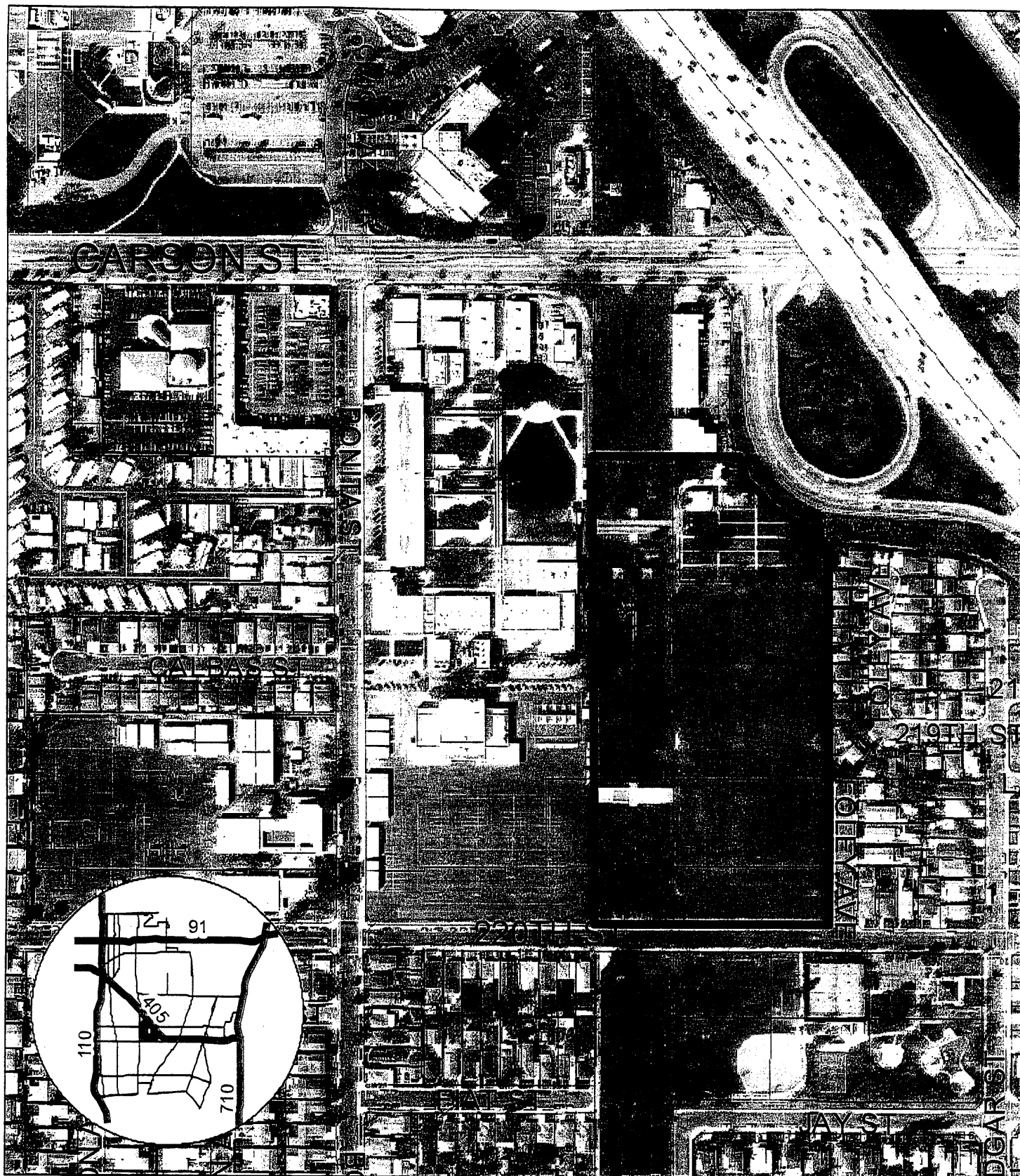
TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by Redevelopment Agency

Date _____ Action _____



Site Map Proposed Carson Teen Center

EXHIBIT NO. 1





**MINUTES
CARSON CITY COUNCIL
ADJOURNED REGULAR MEETING
FEBRUARY 16, 2011**

**ITEM NO. (26) CONSIDERATION OF A FEASIBILITY STUDY TO BUILD A
NEW CARSON TEEN CENTER AT CARNEGIE MIDDLE
SCHOOL PROPERTY (OUTSIDE CARSON CONSOLIDATED
PROJECT AREA) (ECONOMIC DEVELOPMENT)**

Item No. 26 was heard after Oral Communications – Members of the Public at 7:43 P.M.

Interim City Manager/Economic Development General Manager Graves summarized the staff report and recommendation.

Public Comments

The following persons offered comments in support to build a new Carson Teen Center at Carnegie Middle School property outside of the Carson Consolidated Project Area:

Ronald Shimokaji, 1512 E. Carson Street, Sp. 135, Carson, California 90745

Abraham Orozco, 149 W. 228th Street, Carson, California 90745

Savannah Teolis, 17715 Exa Court, Carson, California 90746

Kenneth Johnson, 17115 Mapes Avenue, Cerritos, California 90703, Board Member, Boys and Girls Club of Carson

Judith Diaz, 1061 W. 229th Street, Torrance, California 90502

Kareen Punsalan, 275 W. Shadwell Street, Carson, California 90745

Lourdes Hernandez, 9 Heronimo Line, Carson, California 90745

Angelica Becerra, 20618 Raymond Avenue, Torrance, California 90502

Azucena Rodriguez, 1058 E. Spicer Street, Carson, California 90745



Elba Melano, 420 Cloverb4ook Street, Carson, California 90745

Verna Stroud, 21820 Bonita Street, Carson, California 90745, Principal, Carnegie Middle School

Marisa Melano, 750 E. Carson Street, No. 102, Carson, California 90745

Aaron Carranza, 21819 Foley Avenue, Carson, California 90745

Javier Fayre, 455 E. 234th Walk, Carson, California 90745

Leslie Melendez, 1119 W. 53rd Street, Los Angeles, California 90037

Catherine Molina, 452 E. 229th Place, Carson, California 90745

Eva C. Orozco, 149 W. 228th Street, Carson, California 90745

Daniel Reyes, 939 E. Fiat, Carson, California 90745

Brian Raber, 1843 E. Abbottson Street, Carson, California 90746

Rosa Banuelos, 218 W. Carson Street, Sp. 21, Carson, California 90745

Marlene West, 742 E. Turmont Street, Carson, California 90746

Bernardo Aguilar, Jr., No. 9 Geronimo Lane, Carson, California 90745

Adrian G. Aguilar, No. 9 Geronimo Lane, Carson, California 90745

Kim Richards, 1950 E. 220th Street, Ste. 102, Carson, California 90810, Executive Director, Boys and Girls Club of Carson

The following person offered comments in support of a Carson Teen Center, as originally proposed, in the vicinity of the Congresswoman Juanita Millender-McDonald Community Center at Carson:

Del Huff, 868 E. Meadbrook, Carson, California 90746

The following persons offered general comments:

Bill Smalley, 17700 Avalon Boulevard, No. 111, Carson, California 90746

Keven Logan, 17503 Sandlake Avenue, Carson, California 90745



RECOMMENDATION for the City Council:

TAKE the following actions:

1. APPROVE a plan to continue working with the Boys & Girls Clubs of Carson and the Los Angeles Unified School District to develop a joint use facility near Carnegie Middle School and to discontinue work to locate the facility at the Congresswoman Juanita Millender-McDonald Community Center.
2. AUTHORIZE staff to submit a Letter of Interest to the Los Angeles Unified School District.

ACTION: It was moved to approve a plan to continue working with the Boys and Girls Club of Carson, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes:	Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, Council Member Gipson, and Council Member Ruiz -Raber
Noes:	None
Abstain:	None
Absent:	None

(Council Member Gipson exited the meeting at 8:50 P.M. and reentered the meeting at 8:57 P.M.)

RECESS: After Item No. 26, the City Council was Recessed at 9:11 P.M. by Mayor Dear at the request of staff.

RECONVENE: The City Council was Reconvened at 9:34 P.M. by Mayor Dear with all members previously noted present, except Gipson, for the New Business Consent Calendar.



EXHIBIT NO. 3

Teen Programs and Activities Boy's and Girl's Clubs of Carson

The objectives of the BGCC are to foster academic and personal success for teens and provide its Club members, the majority of whom are economically disadvantaged, with the resources and tools they need to succeed. A youth development strategy underlies all of BGCC teen programs and fosters a sense of belonging, competence, usefulness, and influence that builds self-confidence and self-esteem.

Academic Success

Programs in this core area enable youth to become proficient in basic educational disciplines, set goals, explore careers, prepare for employment, and embrace technology to achieve success in a career.

Power Hour*

Provides homework assistance and tutorial services, tutoring in Math, Science, English, History and Foreign Language, give members the extra assistance they need to excel in their classes.

Goals for Graduation

Introduces academic goal setting through future aspirations

College Bound

Guides teens to meet the academic, financial, and testing requirements for UC, Cal State and private universities by providing weekly case management, workshops (financial aid, A-G requirements, personal statements, etc.) and college field trips. Teens are provided with CAHSEE prep workshops. Club members also attend the annual Cash for College Family Night event at the Los Angeles Convention Center.

Club Tech

Program teaches members concepts and technology skills to create professional-quality print materials, films and photography

CareerLaunch*

Introduces teens to job-readiness skills such as resume building and interviewing skills. Upon completion of the programs teens are eligible to apply for a Junior Staff position at a BGCC location. Through, Junior Staff teens develop interpersonal skills, a strong work ethic and a sense of community engagement while experiencing on the job Club work

Money Matters*

Promotes financial responsibility to members by building money management skills, and teaching about bank accounts, budgets, saving, and investing

SAT Preparation

Princeton Review test prep workshops provide Club members with test taking strategies to increase standardized test scores.

Toastmasters

Program provides public speaking skills to members and boosts their self-esteem

Good Character & Citizenship

Programs in this core area empower youth to support and influence their Club and community, sustain meaningful relationships with others, develop a positive self-image and good character,

participate in the democratic process, and respect their own and others' cultural identities.

Youth of the Year*

All members' ages 14 to 18 years of age can benefit from participating in this program, which promotes and celebrates service to Club, community and family, academic performance, moral character, life goals, poise and public speaking ability

Keystone Clubs

It affords teens an opportunity to gain valuable leadership and service experience. Club members conduct activities in three areas: academic success, career exploration, and community service

Torch Clubs

Torch Club members learn to elect officers and work together to implement activities in four areas: service to Club and community, education, health and fitness, and social recreation

Healthy Lifestyles

Programs in this core area develop young people's capacity to engage in positive behaviors that nurture their own well-being, set personal goals and live successfully as self-sufficient adults.

Healthy Habits*

Designed to incorporate healthy living and active learning in every part of the Club experience by emphasizing good nutrition, regular physical activity, and improving overall well-being

SMART Girls

This is a small-group health, fitness, prevention/education, and self-esteem enhancement program designed to meet the developmental needs of girls

Three Steps to Manhood

Promotes and teaches responsibility to male teens, ages 13-16, with concentration on specific aspects of manhood through highly interactive activities

Sports, Fitness, and Recreation

Programs in this core area develop young people's fitness, positive use of leisure time, skills for stress management, appreciation for the environment and social skills

Basketball Team*

Youth develop advanced basketball skills through participating in rigorous drills and the understanding offensive and defensive strategies. Players are taught the importance of teamwork and discipline. Competitions are held with other Boys & Girls Clubs in Los Angeles

Fitness Club

Promotes exercise and physical fitness by students utilizing the fitness center to participate in circuit training which provides a complete body workout

Social Recreation

Teens are able to partake in a wide variety of game and activities that allow them to socialize with friends. The rich environment provides informal guidance, mentoring, and character development to members

*Corporate volunteers and support are key to program success



EXHIBIT NO. 3

The Arts

Programs in this core area enable youth to develop their creativity and cultural awareness through knowledge and appreciation of the visual arts, crafts, performing arts and creative writing.

Dance Club

An opportunity for teens to express themselves, be creative, innovative, imaginative and use critical thinking while dancing

DJ/Recording Arts

Club members learn the art and aesthetic of DJing and music production. Members are encouraged to develop entrepreneurial goals and perform for their peers at school events. Program includes beginning scratch and mixing tutorials, music production and set-up and break down of equipment

Music Makers

Music programs that allows Club members to learn the basics of song writing and playing the guitar. Students develop their guitar skills through rehearsal and preparation that lead up to special performances and concerts

Art Classes

Provided by California State University, Dominguez Hills Art Professor, this program allows members to interpret and appreciate visual aesthetics

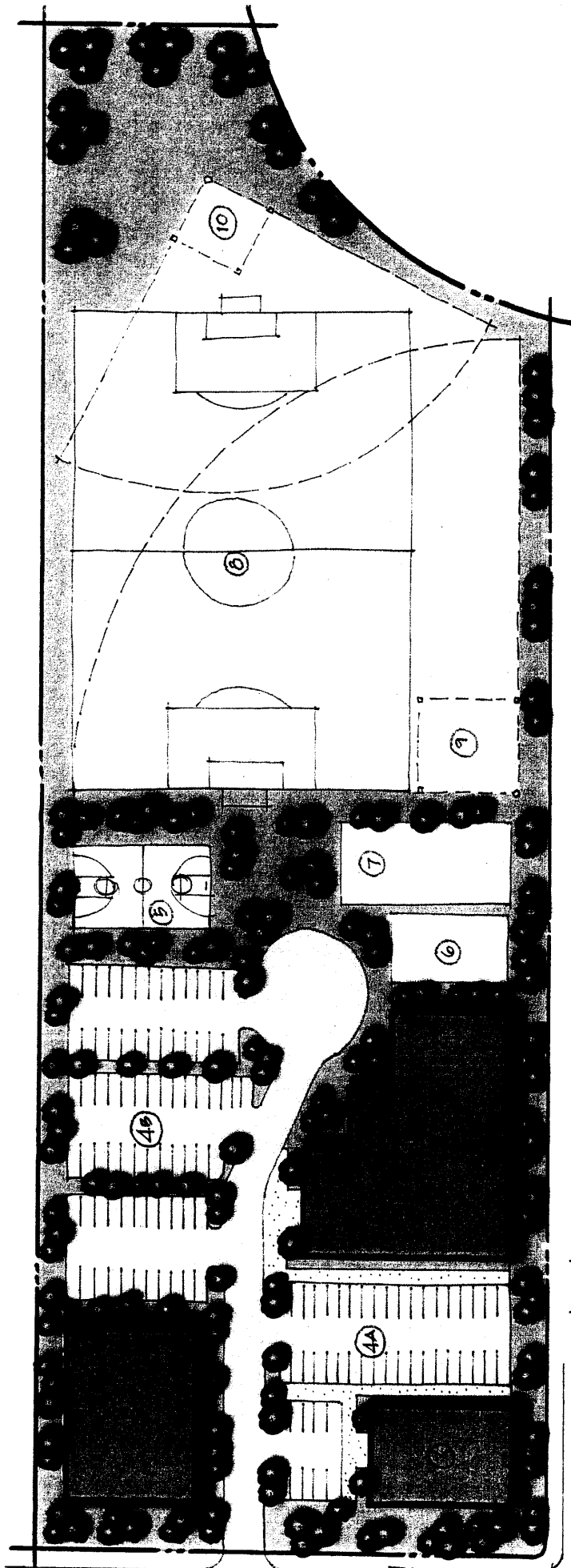
Poetry Slams

Program promotes literacy and self-expression, local poets and students perform their pieces at these special events and books are distributed to students

Additional Programs

College Nights

Targets members and parents to create a culture that embraces postsecondary education options. This comprehensive look at the college planning process equips parents with the information needed to support and advocate for their teenager while in high school and after they graduate



Legend:

1	Boys & Girls Club	14,000 sf
2	Teen Center	5,500 sf
3	Gymnasium	8,500 sf
4A	Parking	40 spaces
4B	Parking	60 spaces
5	Basketball court	50' x 84'
6	Play structure (Kaboom)	3,500 sf
7	Playground	5,000 sf
8	Soccer field	210' x 300'
9	Softball field	280' long
10	Softball field	200' long

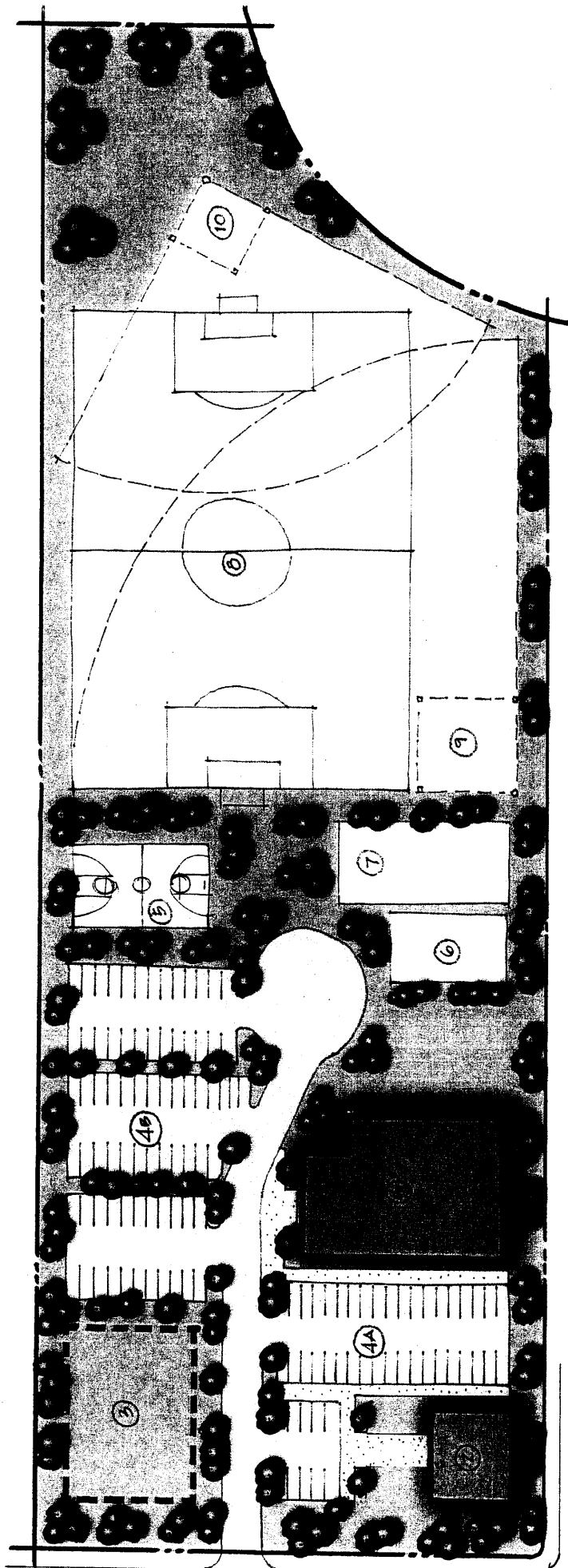
Carson Boys Club
 Site Plan # **A**
 9.16.11 1" = 60'



IB&A
 Architects, Inc.

248 N. MARKET PLACE
 ESCONCADO, CALIFORNIA 92529

760-738-8608
 FAX 760-738-8619
 CELL 619-550-0145
 info@ib-a.com
 www.ib-a.com



Legend:

1	Boys & Girls Club	9,000 sf
2	Teen Center	3,000 sf
3	Future Gymnasium	8,500 sf
4A	Parking	40 spaces
4B	Parking	60 spaces
5	Basketball court	50' x 84'
6	Play structure (Kaboom)	3,500 sf
7	Playground	5,000 sf
8	Soccer field	210' x 300'
9	Softball field	280' long
10	Softball field	200' long

Carson Big Club
 Site Plan # B
 9.16.11 1" = 60'



HB&A
 Architects, Inc.

740 N. MARKET PLACE
 ESCOBEDO, CALIFORNIA 92029

760-738-8608
 FAX 760-738-8610
 CH 919-581-1415
 email hb@a-architect.com
 www.hb-a-architect.com