



## City Council Agenda Item

**City Council Meeting Date:** May 18, 2021

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Jim Throop, City Manager  
j\_throop@ci.lompoc.ca.us

**SUBJECT:** New Lease Agreement with Channel Islands YMCA for Term of 10 Years with Two 5-Year Optional Extensions for Rent of \$1.00 Per Year

---

### **Recommendation:**

Staff recommends the City Council consider whether to approve a new Lease Agreement with Channel Islands YMCA for a term of 10 years, with two 5-year optional extensions, for rent of \$1.00 per year (Attachment 1).

### **Background:**

The City currently rents property located at 201 West College Avenue to Channel Islands YMCA ("YMCA"), which operates a YMCA on the property. The YMCA offers many services and programs to the Lompoc community, including fitness classes and before-and after-school childcare and youth programs.

The current lease between the City and the YMCA began in 1981 and will expire on February 28, 2028. The YMCA's rent is \$568.11 per month for Fiscal Year 2020-21 under the current lease.

On July 21, 2020, and due to the pandemic, the City Council voted to waive the YMCA's rent for the remainder of 2020 and refund rent paid to the City for the months of April, May, June, and July, 2020. The City has refunded the rent paid by YMCA for those four months.

On October 2, 2020, the City received an additional request from the YMCA to permanently reduce rent to \$1.00 per year beginning in 2021, noting that the City rents other properties to non-profits for \$1.00 per year, including the Lompoc Museum property. (The YMCA is a non-profit.) The YMCA's request is attached to this report as Attachment 2.

**Discussion:**

It is staff's view that a reduction of rent to \$1.00 per year is justified based on the fact the YMCA is a non-profit and has been a long-time provider of recreational programs for Lompoc residents.

The current lease is actually a sub-lease, which was drafted when the City was still leasing the property from Santa Barbara County, and incorporates certain terms from the lease between the City and County. The City has owned the property since 1993. The proposed new lease is updated to reflect City ownership of the property, removes references to the City/County lease, and reduces the annual rent to \$1.00 per year. The term of the lease is 10 years beginning on May 1, 2021, and the YMCA has the option of extending the lease, in its sole discretion, for two additional 5-year periods (for a total possible extension of 10 years). Under the current lease, the City is responsible for maintaining the landscaping surrounding the perimeter of the building. However, under the proposed lease, the YMCA will be responsible for maintaining all landscaping surrounding the perimeter of the YMCA building. The City will continue to be responsible for maintaining the landscaping in the surrounding parking lot.

**Fiscal Impact:**

Approval of the new lease, reducing rent to \$1.00 per year will result in loss of \$52,237 in rent over the next seven years, which would otherwise be paid under the current lease.

**Conclusion:**

Approving the lease with the YMCA would be consistent with the City's past practice of renting space to non-profits at the rate of \$1.00 per year and would extend the City's longstanding relationship with YMCA, which provides many valuable services to the Lompoc community.

Respectfully submitted,

---

Jim Throop, City Manager

- Attachments: 1) Proposed New Lease Agreement  
2) Letter from YMCA Requesting Rent Reduction