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Title: Accept Real Property Donation from the Fresno-Greater San Joaquin Valley Jr. Golf Foundation - 1604 S. Teilman Ave., Fresno, CA 93706 APN #464-080-15, AKA The Len Ross Golf Center. (Council District 3)

Sponsors: Parks, After School, Recreation and Community Serv

Indexes:

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Attachments: 1. Len Ross Golf Center PTR Attachment A.pdf, 2. Len Ross Golf Center Grant Deed Attachment B.pdf, 3. Len Ross Golf Center Inventory List Attachment C.pdf, 4. Len Ross Golf Center Site Map Attachment D.pdf, 5. Len Ross Golf Center Site Photos Attachment E.pdf

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

March 14, 2019

FROM: T.J. MILLER, Interim Director
Parks, After School, Recreation, and Community Services Department

BY: KRISTINA CHAMBERLIN, Assistant Director
Parks, After School, Recreation, and Community Services Department

SUBJECT

Accept Real Property Donation from the Fresno-Greater San Joaquin Valley Jr. Golf Foundation - 1604 S. Teilman Ave., Fresno, CA 93706 APN #464-080-15, AKA The Len Ross Golf Center. (Council District 3)

RECOMMENDATION

1. Staff recommends Council approve the acceptance and transfer of the Real Property located in Council District 3 at 1604 S. Teilman Avenue, known as the Len Ross Golf Center. The transfer of Real Property is from the Fresno-Greater San Joaquin Valley Jr. Golf Foundation (The Foundation) to the City of Fresno PARCS Department and;
2. Authorize the City Manager to sign all related documents.

EXECUTIVE SUMMARY

In 2003, Len Ross and the Fresno-Greater San Joaquin Youth Golf Foundation, with financial support of the City of Fresno, a grant from the State of California, and general public donations, constructed a junior golf learning facility adjacent to Fresno Metropolitan Flood control District's basin "FF". The center has been providing golf related activities for the youth of Fresno for nearly fifteen years, with the majority of the participants living within the surrounding neighborhood.

Over the past 15 years, Len Ross led the charge of seeking donations to provide various youth golf programs through The Foundation, serving at its height, nearly 80 youth. Over the last few years, attendance and days of operation have diminished and in 2017, Len Ross passed away. With his passing, the Foundation voted to dissolve the non-profit. As part of the dissolution, The Foundation has offered to donate the land and all improvements to the City's PARCS Department at no cost.

The PARCS Department has an immediate need for extra office space to house programming staff of the Youth Job Preparation Program (YJPP) and Weekend Recreation and Fitness Program (WRFP). Over the past two years, the PARCS Department has expanded its Youth Job Preparation Program and implemented the Weekend Recreation Fitness Program. While the staff and operations have been appropriately funded to meet the direct service needs, PARCS has struggled to provide adequate office space for the permanent and part-time staff that provides related services.

The Len Ross Center would provide the much needed office space for both programs, as well as provide PARCS with the opportunity to expand its existing recreational golf activities.

The property is being transferred to the City "as is" and includes a variety of golf supplies and equipment and miscellaneous office furniture, equipment, and fixtures.

BACKGROUND

According to a staff report dated March 19, 2002, in FY 2001-02 Mayor Autry included, and City Council approved a \$150,000 match contribution from the Mayor's Youth Services Contingency fund for construction of a Junior Golf Learning Facility to be operated by Len Ross and the Fresno-Greater San Joaquin Valley (aka The Len Ross Golf Center). According to the same staff report, The Foundation received \$236,000 from a State Grant for the same purpose. In addition, a joint use agreement was entered into between The Foundation and Fresno Metropolitan Flood Control District for use of the adjacent Basin FF.

Currently, YJPP and WRFP staff's share office workspace and use conference rooms when available to conduct administrative tasks. PARCS also stores equipment and supplies in various storage areas within the Dickey Youth Center and C-Trains. In addition, two additional full-time staff members, a Project Administrator and Community Coordinator, need to be housed at the Dickey Youth Center Administrative area. Seating for the new administrative employees will displace the YJPP and WRFP Recreation Supervisors. The Len Ross Center would serve as the ideal site for relocating the Recreation Supervisors and the main administrative support staff of the YJPP and WRFP.

In addition, the Len Ross Golf facility is perfectly equipped to allow expansion of our recreational golf program.

ENVIRONMENTAL FINDINGS

By definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378 the contract does not qualify as a “project” for the purposes of CEQA.

LOCAL PREFERENCE

Not applicable.

FISCAL IMPACT

The Real Property and all improvements are being donated to the City “as is” at no cost. One-time costs of \$30,000 for general building and landscape maintenance, minor repairs, and infrastructure upgrades will be funded through the PARCS general operating budget. Improvement to meet ADA compliance requirements will be funded through CDBG grant in the amount not to exceed \$35,000.

Future on-going *annual* operating costs of \$70,000 will be included in the base budget for FY2020.

Attachments

- Attachment A: Len Ross Golf Center Real Property Transfer Document(s)
- Attachment B: Len Ross Golf Center Grant Deed
- Attachment C: Len Ross Golf Center General Inventory List
- Attachment D: Len Ross Golf Center Site Map
- Attachment E: Len Ross Golf Center Facility Photographs