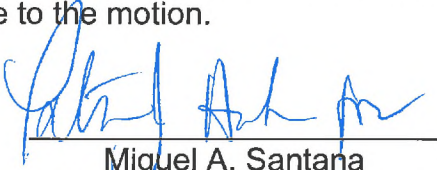


0150-10143-0001

TRANSMITTAL

TO Entertainment and Facilities Committee	DATE 10/01/15	COUNCIL FILE NO. 13-0476
FROM Municipal Facilities Committee		COUNCIL DISTRICT

On August 26, 2014, Council authorized the Department of General Services (GSD) to negotiate and execute a non-profit lease agreement with the Armenian Cultural Foundation (ACF) for the use of old Fire Station No. 83 located at 5001 North Balboa Boulevard in Encino (C.F. 13-0476). On September 11, 2015, Council District 5 introduced a motion instructing the City Administrative Officer, with assistance from GSD and City Attorney to amend the previously approved Term Sheet and Performance Milestones related to the execution of the non-profit lease agreement with the ACF. At its meeting of September 24, 2015, the Municipal Facilities Committee (MFC) forwarded the attached Term Sheet and Performance Milestones to the Entertainment and Facilities Committee in response to the motion.



Miguel A. Santana
City Administrative Officer
Chair, Municipal Facilities Committee

TERM SHEET
Armenian Cultural Foundation
5001 N. Balboa Blvd., Encino, CA

<u>Use:</u>	Youth and community activity center
<u>Improvements size:</u>	5,211 square feet
<u>Duration:</u>	20 years plus two five (5) year extension options
<u>Rent:</u>	\$1.00 per year
<u>City Obligations:</u>	None
<u>Lessee Obligations:</u>	<ul style="list-style-type: none">- Provide all maintenance- Make all repairs- Pay for all utilities and custodial services- Provide any necessary security- Provide proof of insurance and construction bonds.
<u>Performance Milestones:</u>	If within six (6) months after the <i>approval of the General Plan Amendment and Zone Change</i> , the design and plan check for construction have not been completed, or if such approvals are completed, actual construction has not commenced within nine (9) months after the <i>approval of the General Plan Amendment and Zone Change</i> , or if construction is on-going, actual operation of the program has not commenced within twenty four (24) months after the <i>approval of the General Plan Amendment and Zone Change</i> , City may terminate this lease.
<u>Additional Terms:</u>	Lessee shall make available six to nine parking spaces to the LAUSD – Encino Elementary School for parking