

Agenda Report

TO: CITY COUNCIL DATE: September 20, 2004
FROM: CITY MANAGER
SUBJECT: EXTENSION OF TIME REQUIRED TO MEET CONDITIONS FOR
LEASE AMENDMENT TO PASADENA AREA YOUTH COUNCIL
DBA OMOWALE UJAMAA SCHOOL AKA NORTHWEST
COMMUNITY EDUCATIONAL CENTER AT 1415 NORTH
RAYMOND AVENUE

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Approve a two-year extension to Omowale Ujamaa School (OUS) for meeting the condition required by Council in its January 14, 2002 approval of a 50-year lease extension wherein OUS was given two years from the date of said Council approval to provide proof that the remaining Community Development Block Grant (CDBG) funds totaling approximately \$200,000 are sufficient to cover the cost of the proposed improvements prior to commencement of construction, and acknowledge a change in the scope of the work eliminating the need for the proposed second floor addition.
2. Authorize the City Manager to execute the Lease Amendment and all other documents pertaining thereto and to perform such other and further acts as required under the Lease Amendment.

RECOMMENDATION OF THE NORTHWEST COMMISSION

Staff presented this item to the Northwest Commission at its September 14, 2004 meeting. The Northwest Commission recommended that the City Council approve the proposed two-year extension to provide proof that the remaining CDBG grant funds totaling approximately \$200,000 are sufficient to cover the cost of the proposed improvements prior to commencement of construction, and to acknowledge a change in the scope of the work eliminating the need for the proposed second floor addition.

BACKGROUND

The Omowale Ujamaa School, who are the current tenant at 1415 N. Raymond Avenue, had proposed to renovate the building and to add a second floor to increase their ability to serve more students. Community Development Block Grant Funds in the amount of \$250,000 have been authorized through prior Council actions for the needed capital improvements. After paying for permit fees and architectural fees, approximately \$200,000 remains for the completion of the proposed renovation. During the two years since Council's conditional approval of the 50-year lease, the scope of work required for the renovation and the second story addition changed and associated costs soared to over \$350,000. There is no longer a need for the second floor since the school's former director, Naima Olugbala, has started a nearby charter school which will eliminate the need for the additional space at OUS. Without the second floor, the proposed renovation now includes a new roof, plumbing, replacement and or repair of tile, exterior and interior doors and flooring through-out the building. The \$200,000 remaining CDBG funds are estimated to be sufficient to cover the cost of those improvements.

Although the size of the school is not expanding, the underlying goal of OUS has not changed. Mr. Karume Jumal has been the assistant director and lead teacher at OUS for many years and is now the school's director. The school has run an excellent program for the families in Pasadena for nearly 30 years and would like to continue providing great service to the community. With the improvements to the building and lease extension, they will continue to provide quality educational opportunities to low to moderate income Pasadena residents for years to come.

OUS has been providing services to the City of Pasadena since 1978 and from this location since 1989. They provide an excellent academic program from kindergarten to eighth grade and tutorial after school as well. Today OUS provides quality education based on a sound academic program, which continues to teach strong moral values, community ethics and how to be a good citizen and give back to the community. In addition OUS provides six full time or full time equivalent annual scholarships to children of Community Development Block Grant eligible Pasadena families in lieu of rental payments. OUS reports that approximately 95 percent of the Omowale Ujamaa Alumni have completed 4 years of college and many go even further.

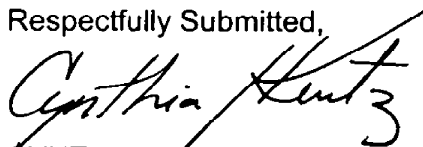
City staff recommends extending the contingency period two years from the date of this Council action requiring proof that the remaining CDBG grant funds totaling approximately \$200,000 are sufficient to cover the cost of the proposed improvements prior to commencement of construction, and that if additional funds are required, sufficient funds shall be raised within two years from the date of Council authorization, or the lease will revert to the current terms.

The extension will also be subject to OUS receiving all entitlements necessary for the proposed improvements as well as continuing with the same non-profit organization in place for the benefit of Pasadena residents for the duration of the Lease.

FISCAL IMPACT

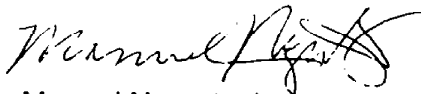
The property at 1415 N. Raymond Avenue will continue to be leased to the Omowale Ujamaa School for one dollar per year and they will continue to be responsible for the maintenance of the property and to provide human, social and educational services to the community.

Respectfully Submitted,



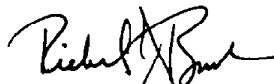
CYNTHIA J. KURTZ
City Manager

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Director of Planning & Development