



# City of Rialto

## Legislation Details (With Text)

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**On agenda:** 9/27/2022      **Final action:** 9/27/2022  
**Title:** Request City Council to: (1) Approve a Facility License Agreement between the City of Rialto and the National Council of Negro Women Bethune Center to Relocate Operations to the Grace Vargas Senior Center for a Term of 9 Months with Two One-Year Extensions; (2) Waive the First Term Payment of \$375; and (3) Authorize the City Manager to Execute All Documents.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. NCNW MOU Executed.pdf, 2. FACILITY LICENSE AGREEMENT.pdf

Date	Ver.	Action By	Action	Result
9/27/2022	1	City Council		

For City Council Meeting [September 27, 2022]

**TO:** Honorable Mayor and City Council

**APPROVAL:** Marcus Fuller, City Manager

**FROM:** Cynthia Alvarado, Director of Parks, Recreation and Community Services

Request City Council to: (1) Approve a Facility License Agreement between the City of Rialto and the National Council of Negro Women Bethune Center to Relocate Operations to the Grace Vargas Senior Center for a Term of 9 Months with Two One-Year Extensions; (2) Waive the First Term Payment of \$375; and (3) Authorize the City Manager to Execute All Documents.

### **BACKGROUND**

Since 1986 the National Council of Negro Women’s (NCNW) Bethune Center has been successful in addressing the problem of high unemployment among youth in San Bernardino County. The NCNW Bethune Center has provided pre-employment skills training and academic enrichment, along with job search assistance and job development. NCNW’S program is designed for youth and residents of Rialto who want to work but need additional training and assistance to find the “Right” job.

NCNW as a non-profit has successfully obtained funding through the City’s Community Development Block Grant (CDBG) Program for many years. On November 8, 2016, the City Council adopted Resolution No. 7017 approving a Memorandum of Understanding (MOU) between the City and NCNW to provide offsite space for their operations at the City’s building located at 141 S. Riverside Ave. A copy of the MOU is included as **Attachment 1**.

The term of the MOU was for two years expiring on November 9, 2018. The City in its approval of the MOU waived rental fees for use of the City’s building. Although the MOU was not extended in writing, NCNW has continued to operate out of the City’s building located at 141 S. Riverside Ave. on a

month-to-month basis.

The City Manager has recently evaluated available office space in the Civic Center Campus, and with increasing number of staff, has determined a need to utilize the City's building at 141 S. Riverside Ave. On that basis, Staff coordinated with NCNW to evaluate other suitable locations to relocate their operations.

### **ANALYSIS/DISCUSSION**

As stated in the City's November 8, 2016, staff report, NCNW offers a supportive environment assisting the City in providing a one-stop location to provide for the needs of the citizens, including but not limited to housing, social service agencies, and job services. These activities serve the valid public purpose of providing community resources and essential services to Rialto citizens that allow direct training, mentoring, and direction for those persons who are looking for workforce coaching and mentoring, by providing information and referral to resources in the community that will help them with job skills and job contacts.

In coordinating with NCNW on other alternative locations for their operations, with the one-stop location in mind, Staff evaluated with NCNW space available at the Carl Johnson Center and at the Grace Vargas Senior Center. The space available at the Carl Johnson Center was limited and would require sharing some space with another non-profit operating from that location.

NCNW toured both locations and has requested to utilize space available at the Senior Center. Specifically, there are currently unused office spaces available, and once per month there is space available to use the dance room for larger meetings. There is also a separate entrance to the Senior Center to the office spaces that is convenient for designating the area for NCNW's use separate from the general public's use of the majority of the Senior Center.

NCNW is prepared to relocate from the City's building at 141 S. Riverside Ave. to the Senior Center. A Facility License Agreement has been prepared to accommodate NCNW's relocation to the Senior Center. The terms of the Agreement are similar to a Facility License Agreement recently approved by the City Council for the Rialto Players at the City's Theater, and proposes an annual rental fee of \$500. The term will commence October 1 through June 30, 2023, with the rental fee prorated to \$375.

NCNW has requested waiver of the first rental fee of \$375.

The term of the Agreement may be extended by the City Manager for two, one-year optional extensions. The term may also be terminated for convenience by both parties with 30 days notice.

A copy of the Facility License Agreement is included as **Attachment 2**. A copy of the conflict-of-interest form is included as **Attachment 3**.

### **ENVIRONMENTAL IMPACT**

The proposed actions do not constitute a "project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(b) of the State CEQA Guidelines, a project does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

## **GENERAL PLAN CONSISTENCY**

This action is consistent with Guiding Principle 3A and 4A of the General Plan:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Our community will support the creation and maintenance of attractive parks, recreational facilities, and gathering places that meet the needs of our residents

## **LEGAL REVIEW**

The City Attorney has prepared and recommends approval of this Staff Report and Facility License Agreement.

## **FINANCIAL IMPACT**

### Operating Budget Impact

The City currently budgets for and provides overall maintenance of the Senior Center. Approval of this action would waive rental fee of \$375 for the first term of 9 months. Any additional term of one year would generate rental revenue of \$500.

## **RECOMMENDATION**

Staff recommends that the City Council:

- (1) Approve a Facility License Agreement between the City of Rialto and the National Council of Negro Women Bethune Center to Relocate Operations to the Grace Vargas Senior Center for a Term of 9 Months with Two One-Year Extensions;
- (2) Waive the First Term Payment of \$375; and
- (3) Authorize the City Manager to Execute All Documents