

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT  
relative to negotiating a ground lease with the Go For Broke National Education Center.

Recommendations for Council action, pursuant to Motion (Huizar – Harris-Dawson)

1. INSTRUCT the Department of General Services (GSD), Bureau of Engineering, and other appropriate departments, with assistance of the City Attorney, to negotiate a new ground lease that reflects the current needs of the Go For Broke National Education Center, and allows for the construction of a new interpretive education center and permanent supportive housing as approved uses.
2. INSTRUCT the GSD to report with the final lease terms and the appropriate California Environmental Quality Act clearance for Council approval.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At its meeting held on September 25, 2018, your Information, Technology and General Services Committee considered a Motion (Huizar – Harris-Dawson) relative to negotiating a ground lease with the Go For Broke National Education Center.

As stated in the Motion, the Go For Broke National Education Center is a national non-profit dedicated to educating and inspiring better character through educating people about the valor of the Japanese-Americans who participated in World War II. The organization provides educational material for youth while at the same time ensuring that Japanese-American veterans have the resources they need to succeed.

In 2006, the City entered into a lease with the Go For Broke National Education Center for the construction of a new educational center on a City parcel and determined that the project was categorically exempt from review under CEQA. Since the execution of the lease, Go For Broke has modified its goals for this project to include affordable and permanent supportive housing. Due to this shift in goals, the allowed uses under the existing lease no longer meet the needs of the organization.

In order to accommodate this additional use, Go For Broke has requested the City to enter into a new lease with a term long enough to allow for the development of housing, a portion of which will be affordable and for military veterans. Go For Broke has agreed to the termination of the existing lease and the execution of a new one in order to facilitate the new project. After providing an opportunity for public comment, the Committee approved the recommendations in the Motion regarding negotiating a ground lease that reflects the current needs of the Go For Broke National Education Center and instructing GSD to report to Council with the final lease terms and appropriate CEQA clearance for Council approval, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE

A handwritten signature in blue ink that reads "Monica Rodriguez". The signature is written in a cursive style with a long horizontal flourish at the end.

<u>MEMBER</u>	<u>VOTE</u>
RODRIGUEZ:	YES
BLUMENFIELD:	YES
O'FARRELL:	ABSENT

LC 09/25/18

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**