



# STAFF REPORT – CITY COUNCIL MEETING

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October 04, 2023

**TO:** Honorable Mayor and City Council Members

**FROM:** Karen T. Diemer, City Manager

**PREPARER:** Karen T. Diemer, City Manager

**DATE:** June 14, 2023

**TITLE:** **Approve Lease Agreement between the City of Arcata and the International Woodworkers Local #W98 for a Portion of the Woodsman Hall; and Authorize the City Manager to Execute All Applicable Documents.**

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## **RECOMMENDATION:**

It is recommended that the Council approve the Lease Agreement between the City of Arcata and the International Woodworkers Local #W98 for a Portion of the Woodsman Hall; and Authorize the City Manager to Execute All Applicable Documents.

## **INTRODUCTION:**

For the past several years the City Council has had a Priority Project Goal to increase recreational opportunities in the Valley West Neighborhood. In the 2023/24 Fiscal Year this goal was further defined to develop a Valley West community center to offer recreational and learning opportunities, resource services and a general gathering space. To this end staff and the Council have worked with several property owners to consider community center spaces. Recently, there has been an interest from the local woodworker's union in leasing out a portion of their union hall towards this goal. The proposed lease would operate for 2.5 years and then convert to a month-to-month lease. The City has identified American Rescue Plan Act funds to cover the cost of the initial rent and needed improvements through December 2025.

## **BACKGROUND/ DISCUSSION:**

Valley West is a community of Arcata divided by Highway 101 and includes the west side of the freeway, the Lazy J Ranch Mobile Home Park, the Chamber of Commerce, Toni's, the Bureau of Land Management as well as all of Giuntoli Lane all the way to Boyd Road. Valley West is home to a shopping center, hotels, motels, and fast-food restaurants. It also is home to a large portion of Arcata's Latinx population and student residents. This Arcata neighborhood has been undergoing projects to revitalize connections to the main hub of Arcata as well as build upon the community connections already established.

These projects include:

- Plans to develop Carlson Park,

- The construction of a Basketball Court and picnic areas,
- New playground equipment at the existing neighborhood park,
- Support for Comunidad Unida del Norte de Arcata/Community United of North Arcata (CUNA)
  - monthly neighborhood clean ups,
  - bilingual meetings and newsletters distributed in the neighborhood
  - community based budgeting improvements
  - local programs including Tianguis, BBQs and dance classes
- Increased emphasis for special events such as the bike rodeo, a migrations art event, and the circus.

To assist in stabilizing programming for the community, the City has been seeking a building hub that could serve as a community center. The International Woodworkers Local #398 has a Union Hall that is located at 4700 Valley East Road. The building is used a couple of times each year for Union events and the Union maintains an office in a small part of the building. Staff and Councilmember Stillman have met several times with Union leadership to discuss a potential lease and shared use of space. The leadership of the Union have been very supportive of the use of their facility to further a sense of community in the neighborhood and have agreed to complete several improvements, most to meet current Americans with Disability Act standards.

Under the proposed lease, the City will pay \$1,600 per month starting October 1, 2023. The City will be responsible for maintenance within the portions of the facility where the City is operating, and will pay the utilities for the whole building. There are several improvements the City will need to make to meet the American with Disabilities Act requirements before the City will be able to reopen the facility to the community, including creation of an ADA restroom and ingress/egress access ramp. Once the lease is ratified, the City can make arrangements to complete these projects.

The lease will commence on July 1, 2023, and end on December 31, 2025. The lease will convert to a month-to-month lease thereafter.

Once the lease is secured, the City will begin the process of scoping with the community for programs and services to be provided from the space.

**POLICY IMPLICATIONS:**

This lease is consistent with the Council’s identified 2022/23 Priority Projects to enhance community opportunities in the Valley West Neighborhood.

**BUDGET/FISCAL IMPACT:**

The City’s 2023/24 Fiscal Year budget includes American Rescue Plan Act revenues that will cover the cost of the lease payments, utilities and some maintenance and improvements of the facility. Staff will work to develop revenue sources and partnerships to build programming as we move forward.

**ATTACHMENTS:**

A. Woodsman Hall Lease\_9\_22\_2023 (DOCX)