

to execute the lease agreement (Attachment).

BACKGROUND: In 2015 the City entered into a lease agreement with Alexandria Soccer Association, a nonprofit Youth Sports Affiliate based in Alexandria for use of office space in the Lee Center. The lease agreement provides the Alexandria Soccer Association use of the 1,140 square foot office space for management of the multiple soccer programs provided by ASA for Alexandrians. The lease expired, and from 2020 through the pandemic to present, ASA use of the space has been on a month-to-month basis.

DISCUSSION: The terms of the draft lease agreement are similar to the previous agreement and include a term of five years unless terminated by either party. The terms provide the Alexandria Soccer Association with exclusive use of the office space, limited external storage, access to meeting space, and entry to the Lee Center facility. This lease agreement supports the ongoing commitment of the Alexandria Soccer Association to provide positive youth development and fitness through the sport of soccer. The association's programs are available to Alexandria youth and adults, and ASA provides financial assistance to ensure access to their recreational programs throughout the community.

FISCAL IMPACT: The Resource Allocation & Cost Recovery Policy, adopted by City Council in 2019, identifies Tenant Leases/License Agreements for Partners and Affiliates as a Tier 3 service with a minimum of 50% recovery of costs. Based on the policy and the office space square footage, the annual lease payment from Alexandria Soccer Association is \$9,000 for the first year with an increase of 3% (CPI) for each subsequent year over the five-year term.

The following annual fees would be included in the renewal of the lease agreement:

2023-24: \$9,000
2024-25: \$9,270
2025-26: \$9,548
2026-27: \$9,834
2027-28: \$10,129

ATTACHMENTS: Draft lease agreement between Alexandria Soccer Association and the City of Alexandria.

STAFF:

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