



## Legislation Details (With Text)

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**Title:** Consideration of a Lease Agreement Renewal with Alexandria Soccer Association for Office Space Located at the Lee Center.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 23-1130\_ Draft Lease Agreement between Alexandria Soccer Association and the City of Alexandria

Date	Ver.	Action By	Action	Result
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## City of Alexandria, Virginia

### MEMORANDUM

**DATE:** JUNE 6, 2023

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**THROUGH:** JAMES F. PARAJON, CITY MANAGER /s/

**FROM:** JAMES SPENGLER, DIRECTOR, RECREATION, PARKS & CULTURAL ACTIVITIES

**DOCKET TITLE:**  
Consideration of a Lease Agreement Renewal with Alexandria Soccer Association for Office Space Located at the Lee Center.

**ISSUE:** Consideration of a five (5) year lease agreement renewal with Alexandria Soccer Association (ASA) for office space located at the Lee Center ("Lee Center") located at 1108 Jefferson Street.

**RECOMMENDATION:** That City Council:

1. Receive this report recommending a five-year lease agreement renewal between the Alexandria Soccer Association and the City of Alexandria; and
2. Schedule for public hearing on Saturday, June 17, 2023, and after the public hearing is concluded authorize the City Manager

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:**

Emily A. Baker, Deputy City Manager  
Laura Durham, Deputy Director, Recreation, Parks and Cultural Activities