



Legislation Text

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City of Alexandria, Virginia

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MEMORANDUM

**DATE:** JUNE 2, 2021

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

**FROM:** MARK B. JINKS, CITY MANAGER /s/

**DOCKET TITLE:**

Consideration of Amendment of Lease Agreement Between the City of Alexandria and Casa Chirilagua for the Use of the City-owned Community Building at 4109 Mount Vernon Avenue.

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**ISSUE:** Consideration of amendment to the lease between the City of Alexandria and Casa Chirilagua (CC) for use of the City-owned community building located at 4109 Mount Vernon Avenue, the Conservatory Center at Four Mile Run Park.

**RECOMMENDATION:** That City Council:

1. Receive this report recommending a Second Amendment to the lease for an additional five (5) years between Casa Chirilagua and the City of Alexandria; and
2. Schedule for public hearing on Saturday, June 19, 2021, and after the public hearing is concluded authorize the City Manager to execute the proposed Second Amendment to the Lease (Attachment).

**BACKGROUND:** In 2010, the City of Alexandria approved a Special Use Permit (SUP) for the building located at 4109 Mount Vernon Avenue, the Conservatory Center at Four Mile Run. The building was one of four purchased using the City's Open Space Fund. The three other buildings were demolished to create public open space adjacent to the existing Four Mile Run Park. The Conservatory Center building was retained and the SUP was approved to operate a community/public building. The SUP acknowledged the long-term consideration of a local nonprofit managing and operating the building. In the shorter term, the building was used for community meetings and as the home of the Four Mile Run Farmers and Artisans Market.

The City of Alexandria, Department of Recreation, Parks, and Cultural Activities issued a public Request for Proposals (RFP) on April 20, 2015 for a five-year (renewable) management lease on the Conservatory Center.

The intent of the City, in issuing this RFP, was to secure a comprehensive lease and management agreement of the use of the building by a non-profit organization, which should operate as a community center, a localized base for a non-profit organization(s) to provide private and public group activity rentals, social support, public information, and similar community-oriented programs, events, and functions. None of the existing uses of the facility or grounds (Farmer's Market or special events) would be impacted.

A successful proposal would provide investment in the building's HVAC system, pay for building utilities and custodial maintenance, provide rental of the facility for community and civic purposes, and have a rental payment to the City. Casa Chirilagua was selected through this process and in September 2016 entered into a five (5) year lease agreement with an option to renew for an additional five (5) years. The initial annual rent accounted for the investment required to install HVAC and totaled \$3,600 (per year). An amendment to the lease (First Amendment to the Lease) was approved to include an additional monthly payment to the City for water usage as the building also provides water for the Four Mile Run field irrigation system that is not separately metered.

Through the use of the community center located at 4109 Mount Vernon Avenue, Casa Chirilagua provides high-quality programming to youth and families in the Arlandria neighborhood and hosts a variety of activities that have benefitted the community of Arlandria. The community center allows for Casa Chirilagua to strengthen and form current and new partnerships which have increased access to vital resources for the community members of Arlandria. Most recently, the community center allowed for Casa Chirilagua to provide vital emergency relief to over 600 families impacted by the COVID-19 pandemic. Casa Chirilagua provides quarterly updates to RPCA regarding their programming, services, and the community use of the facility. A Building Use Impact

Report for the first term of the lease is attached (Attachment 1) and includes details of the following services provided by Casa Chirilagua:

- Youth Programs, including Out of School and Summer programs for youth, Kids Club, Teens Club, and Casa to College;
- Preschool Support Activities;
- Mentoring;
- Adult Programs, including Spanish Literacy Classes; English Learners, Parenting, Computer Literacy, and Nutrition;
- Family Activities, including family dinners and milestone celebrations; and
- Numerous partnerships with City agencies and other nonprofit groups.

A condition of the lease agreement also provides space for the Four Mile Run Farmers and Artisans Market year long.

**DISCUSSION:** Casa Chirilagua notified the City of their request to exercise the five-year renewal option for the lease of the building and has agreed to the amendment (Second Amendment to the Lease) (attached). The terms of the lease agreement do not change from the current agreement and first amendment, with the exception of an annual increase to the rent payment equal to the CPI-U, but not to exceed 3% and the addition of clarifying language around responsibilities for building maintenance and repairs.

**FISCAL IMPACT:** The current annual fee during the first five-year of the term of the license through August 2021 is \$3,600. Beginning in September 2021, the annual fee of \$3,600 will be adjusted annually based on CPI-U but will not increase more than 3%.

**ATTACHMENTS:**

1. Draft Second Amendment to the Lease Agreement Between the City and Casa Chirilagua
2. Current Lease Agreement Between the City and Casa Chirilagua
3. Casa Chirilagua Building Use Impact Report

**STAFF:**

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