



## Staff Reports

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**File #:** 143-2021, **Version:** 1

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**To:** Honorable Mayor and Members of City Council  
**From:** Vincent Smith, Interim Parks & Recreation Services Director  
**Prepared By:** Katrina Gregory, Recreation Manager

**TITLE:**  
Lease Agreement with Napa Little League for Garfield Park

**RECOMMENDED ACTION:**

Authorize the City Manager to execute a lease agreement with Napa Little League for Garfield Park for a term of 15 years with an option to renew for two consecutive 5-year extensions at an annual rent of \$2,500, increased each year by the percentage increase in the Consumer Price Index and determine that the actions authorized by this item are exempt from CEQA.

**DISCUSSION:**

In 1983, the City entered into a Lease Agreement with Napa Little League to construct, maintain and operate three baseball fields at Garfield Park. After completion of the construction, Napa Little League has operated at Garfield Park for the past 37 years. The non-profit organization is volunteer lead and serves nearly 700 children between the ages of 4-12 years old in the Napa community.

In the past seven years, the Napa Little League has continued to invest in the facility in the form of facility improvements. Napa Little League has allocated approximately \$147,000 of its funds combined with an additional \$78,000 in donations from local businesses to make a total of \$225,000 in capital improvements. These improvements included dugout replacements, new scoreboards, fencing, and bathroom and kitchen updates to the club house. The organization has plans to continue to invest in the facility with additional replacements and enhancements in the upcoming years. Napa Little League also invests additional funds annually for the on-going maintenance including utilities and field maintenance.

Below are a few highlights of the proposed new Lease Agreement:

- Napa Little League will pay a \$2,500 annual lease payment which will be subject to consumer price index (CPI) increases annually.
- The term of the lease will be 15 years with the option to renew for two additional five-year periods.
- Napa Little League will notify and receive approval from the City if they desire to make improvements over \$20,000.
- Napa Little League will provide annual reporting on items such as participants totals, facility issues, site improvements or safety concerns.

- Napa Little League will be solely responsible for the operations and maintenance of the facility within the Garfield Park premises.
- Napa Little League would have exclusive use of the premises for the intended use of baseball and will work in good faith with any other community groups who would like to use the park.
- The City may amend the Lease at any time with 180-days prior written notice in the event the City desires to implement improvements included in the Garfield Park Master Plan and the adjacent parking lot. If the City makes improvements to the parking lot, Napa Little League would have non-exclusive use of the parking lot.

For the entire Lease Agreement, see Attachment 1.

**FINANCIAL IMPACTS:**

The Agreement would require Napa Little League to pay rent of \$2,500 annually, increasing each year by the percentage increase in the Consumer Price Index (CPI).

**CEQA:**

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which exempts the operation of, and minor alterations to, existing facilities.

**DOCUMENTS ATTACHED:**

ATCH 1 - Lease Agreement

**NOTIFICATION:**

None