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**COMPTON CITY COUNCIL
AGENDA
03/04/2025**

**205 S. WILLOWBROOK AVE.
COMPTON, CA 90220**

5:30 PM – PUBLIC MEETING

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed..

APPROVAL OF MINUTES

1. APRIL 9, 2024
2. JANUARY 28, 2025

REGULAR AGENDA

NEW BUSINESS

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY OF COMPTON AND SHIELDS FOR FAMILIES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)
4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN VOLUNTEERS OF AMERICA OF LOS ANGELES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 3/11/2025 5:30 PM

Visit our website at <http://www.comptoncity.org>

APRIL 9, 2024

The Compton City Council meeting was called to order at 5:35 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance was also led by Mayor Emma Sharif.

ROLL CALL

Council Members Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Mayor E. Sharif

Council Members Absent: None

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, W. Hopkins

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Maria Villa Real, President of the Latino Chamber of Commerce, highlighted the prevalence of bullying in schools, businesses, and community meetings. She invited local leaders, City Council members and the public to attend a meeting at the Latino Chamber of Commerce to engage in addressing this serious problem. She affirmed that the Chamber is dedicated to supporting businesses, not individual agendas.

Shannon Jones, Fathers & Mothers Who Care, introduced a nonprofit organization that offers a free 14-week telecommunications course aimed at empowering the Compton community. She highlighted the organization's commitment to providing equal access to various services, including identifying free resources that are often overlooked. For more information, go to www.fmwc.org.

Lynn Boone addressed the comments made during last week's meeting regarding the governance of Compton. She commented on the roles and powers of the Mayor per the City Charter and cited that all powers are vested in the City Council. She also noted the importance of accurate record-keeping, minutes transcription, documentation of council proceedings and votes by the City Clerk.

Mark Smith articulated his concerns about public safety and health hazards in the City. He inquired about the status of Automated External Defibrillators (AEDs) in the Council Chambers. He also reported dead animals between Willowbrook and Wilmington and highlighted a potential biohazard problem that needs attention from code enforcement. He emphasized the importance of community engagement and urged the City Council to address graffiti. He also expressed his confusion with the interpretation of Section 607 of the City Charter related to council votes and appointments.

Tanya Lewis recounted her personal experience of falling near City Hall. She highlighted the risks posed by damaged infrastructure, such as broken bricks that could lead to injuries and potential lawsuits against the City. She made comments about the poor condition of local fire stations and questioned whether proper repairs have been made to the roofs and other facilities. She called for transparency regarding the spending of public funds, particularly concerning a recent \$300,000 allocation for roof repairs. She stressed the importance of ensuring that work is done correctly to avoid recurring costs. She also sought clarification on how these expenditures relate to previous budget allocations.

Annette Jackson encouraged community participation in the Every Move Matters Chess Academy located at 1333 E. Compton Avenue. She proposed the idea of establishing a sister city relationship with Beverly Hills and believed that this could inspire improvements in Compton's infrastructure and development. She shared her personal connection to Compton and her educational background. She voiced a concern about the \$9.5 million recently spent, noting that it appears to benefit private companies rather than the community. She emphasized the importance of collaborations among local businesses and highlighted initiatives, including a partnership with a Black-owned paint company.

Vanessa Cain discussed the upcoming Environmental Justice Initiative on April 20, led by KB LA and Tavis Smiley. She emphasized the need for improved cleanliness and signage to prevent littering, water pollution and graffiti in the community. She affirmed that environmental justice encompasses not only physical cleanup but also mental health issues. She raised alarms about contaminated lands in Compton and advocated for community awareness and involvement in these matters. She maintained that Beverly Hills is Compton's Sister City and USC is Compton's Sister School.

Martin Miller addressed the need for economic development in Compton. He criticized the current business habits and cited his intent to engage with investors to elevate Compton to the level of Inglewood, who has successfully drawn in high-income residents through entertainment and sports. He emphasized the potential of available land and the importance of developing Compton Boulevard to foster real businesses to include dining options. He warned that devoid of creating economic opportunities for residents, the community may suffer economically.

Mary Jackson, mother of Drayshawn Earl, invited the community and City Council to participate in the march held annually in honor of her son. She expressed gratitude for previous support from local leaders and emphasized the need for community involvement in remembering victims of violence. She shared her struggles with grief and a lack of local resources available to parents coping with similar losses. She sought friendship and solidarity from the community and encouraged others to join her on May 5th to keep her son's memory alive.

Mayor Sharif requested Ms. Jackson contact information for a private meeting

Missy Barbara expressed her concerns regarding the development of a parcel of land at 930 West Compton Blvd. She claimed that this land was previously a hospital and urged the City Council to investigate contamination issues before proceeding with any development of homes on the site. She thanked Public Works for their efforts to cut the weeds west of Wilmington on Compton Boulevard. She requested an update on the handicapped accessible curb improvements discussed last year and claimed that funds were allocated for this purpose. She requested an update on the canal maintenance from the fourth to the first district. Moreover, she emphasized the importance of proper safety signage for Public Works employees working on the streets.

Derek Horn shared the loss of his job in La Habra Heights on October 31, 2023. He explained that a Compton firefighter lied to his employer and damaged his reputation. He expressed the emotional and financial stress this situation has caused, as he has depleted his savings to buy a house and support his family. He mentioned that he is down to his last resources and urged the council to address his concerns and hopes for a resolution or assistance in light of his circumstances.

Kenzie Jones addressed the City Council with concerns about public safety and community standards on the corner of Caldwell and Pauline. He described a troubling scene on April 6 at the corner of Caldwell and Pauline at approximately 3:00pm, where he observed naked individuals in front of his apartments. He expressed his frustration over the lack of action to improve the situation along Long Beach Boulevard and highlighted the need for after school programs. He acknowledged Councilperson Darden's efforts to clean up local parks and further urged the City Council to take the steps necessary to enhance safety and community well-being.

REGULAR AGENDA

CITY MANAGER'S REPORT

1. A REQUEST TO SCHEDULE A PUBLIC HEARING – TO RESCIND AND RATIFY RESOLUTION NUMBER 25,337 THE 2020-2021 ANNUAL ACTION PLAN, 2020-2024 CONSOLIDATED PLAN, AND SUBMITTING A SUBSTANTIAL AMENDMENT TO THE CDBG-CV FUNDING PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR TUESDAY, MAY 7, 2024 @5:35PM

Mayor Sharif inquired about whether there is a risk of losing any allocated funds.

City Manager Hopkins re that the funds in question must be utilized by 2025.

On motion by Spicer, seconded by Darden, a public hearing was scheduled on May 7, 2024 at 5:35 p.m. by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

NEW BUSINESS

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF COMPTON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) LOCAL 3947, FOR FISCAL YEARS 2019-2024

Councilperson Bowers requested clarification concerning this agenda item.

City Manager Hopkins explained that this item pertains to the City of Compton's agreements with two of its four unions. He detailed that the City negotiated terms with these unions, the unions have met, and the members have voted to approve the contract agreement. The proposed Memorandum of Agreement (MOA) is now before the City Council for approval, execution and implemented. He also noted the fiscal impact of these agreements in the documentation which outlines various financial aspects, including salary adjustments, overtime adjustments, payroll taxes, retirement contributions, and wage payments.

On motion by Spicer, seconded by Darden, **Resolution # 26,004** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF COMPTON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) LOCAL 3947, FOR FISCAL YEARS 2019-2024**” was adopted with corrections by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF COMPTON AND THE COMPTON MANAGEMENT EMPLOYEES ASSOCIATION, CMEA/AFSCME, LOCAL 2325, AFL-CIO, COUNCIL 36, FOR FISCAL YEARS 2019-2024

Councilperson Darden thanked the City Manager for presenting this long-awaited item to the City Council.

On motion by Spicer, seconded by Darden, **Resolution # 26,005** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF COMPTON AND THE COMPTON MANAGEMENT EMPLOYEES ASSOCIATION, CMEA/AFSCME, LOCAL 2325, AFL-CIO, COUNCIL 36, FOR FISCAL YEARS 2019-2024**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE SALARY PLAN FOR UNREPRESENTED EMPLOYEES OF THE CITY OF COMPTON, FOR FISCAL YEARS 2019-2024.

Mayor Sharif requested additional information on this item.

City Manager Hopkins explained that this item involves a necessary adjustment to the salary plan that was negotiated with the four unions.

On motion by Spicer, seconded by Duhart, **Resolution # 26,006** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AN AMENDMENT TO THE SALARY PLAN FOR UNREPRESENTED EMPLOYEES OF THE CITY OF COMPTON, FOR FISCAL YEARS 2019-2024**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND ESTABLISH A PURCHASE ORDER WITH IMPACT OVERHEAD DOOR SERVICE FOR ENTRY GATE REPAIR SERVICES AT KEY WATER FACILITIES IN AN AMOUNT NOT TO EXCEED TWENTY-NINE THOUSAND DOLLARS (\$29,000)

Councilperson Darden asked the City Manager if any reservoir tanks were damaged during a recent break-in.

City Manager Hopkins reassured Councilperson Darden that, thus far, there havw been no compromise of the tanks.

On motion by Spicer, seconded by Darden, **Resolution # 26,007** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND ESTABLISH A PURCHASE ORDER WITH IMPACT OVERHEAD DOOR SERVICE FOR ENTRY GATE REPAIR SERVICES AT KEY WATER FACILITIES IN AN AMOUNT NOT TO EXCEED TWENTY-NINE THOUSAND DOLLARS (\$29,000)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR ZORRO LANDSCAPE INC. FOR LANDSCAPE MAINTENANCE SERVICES FOR TWO (2) MUNICIPAL WATER DEPARTMENT WATER STORAGE TANK SITES: 18604 WILMINGTON AVENUE AND 1300 EL SEGUNDO BLVD. IN THE AMOUNT OF SIXTEEN HUNDRED DOLLARS PER MONTH AND NINETEEN THOUSAND TWO HUNDRED DOLLARS ANNUALLY (\$19,200) (REAGENDAD)
7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH O'REILLY AUTOMOTIVE STORES, INC. FOR THE ACQUISITION OF AUTO REPAIR PARTS AND VEHICLE MAINTENANCE MATERIALS IN AN AMOUNT NOT TO EXCEED ELEVEN THOUSAND DOLLARS (\$11,000)

On motion by Spicer, seconded by Darden, **Resolution # 26,008** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH O'REILLY AUTOMOTIVE STORES, INC. FOR THE ACQUISITION OF AUTO REPAIR PARTS AND VEHICLE MAINTENANCE MATERIALS IN AN AMOUNT NOT TO EXCEED ELEVEN THOUSAND DOLLARS (\$11,000)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH LONG BEACH, LLC (BP FORD OF LONG BEACH) FOR REPAIR AND MAINTENANCE OF FORD MOTOR COMPANY MANUFACTURED FLEET AUTOMOBILES AND EQUIPMENT IN AN AMOUNT NOT TO EXCEED TWENTY FIVE THOUSAND DOLLARS (\$25,000)

Councilperson Darden requested the number of vehicles assigned to each department.

City Manager Hopkins stated that most of these vehicles are assigned to Public Works, with some primarily used by the Parks and Recreation department to shuttle seniors to/from Dollarhide and their pickup locations.

Councilperson Duhart inquired about whether the City plans to replace any of the vehicles.

City Manager Hopkins maintained that they are evaluating options to upgrade the majority of the City's fleet. He mentioned the desire to establish a rotation plan for the vehicles, aiming for a five-year or 100,000-mile replacement cycle.

Mayor Sharif asked if these vehicles will be outsourced.

City Manager Hopkins explained that eventually, it will become challenging to obtain replacement parts for the vehicles, leading to the need to surplus them. He mentioned that there has been a substantial effort to surplus long-stored equipment at Bullis Road which has resulted in a significant amount of vehicles being sold over the past few months.

On motion by Darden, seconded by Duhart, **Resolution # 26,009** entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH LONG BEACH, LLC (BP FORD OF LONG BEACH) FOR REPAIR AND MAINTENANCE OF FORD MOTOR COMPANY MANUFACTURED FLEET AUTOMOBILES AND EQUIPMENT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS (\$25,000)" was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – None

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL SERVICES DEPARTMENT 2023-2024 FISCAL YEAR BUDGET TO APPROPRIATE \$7,485.00 FROM THE INSURANCE RECOVERY FUND AND ISSUE A PURCHASE ORDER TO MAVEN ROOFING COMPANY (\$7,485.00)

City Manager Hopkins stated that this item involves insurance money allocated for addressing a skylight issue at Lueders Park.

On motion by Spicer, seconded by Duhart, **Resolution # 26,010** entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE GENERAL SERVICES DEPARTMENT 2023-2024 FISCAL YEAR BUDGET TO APPROPRIATE \$7,485.00 FROM THE INSURANCE RECOVERY FUND AND ISSUE A PURCHASE ORDER TO MAVEN ROOFING COMPANY (\$7,485.00)" was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Council Members – None

ABSENT: Council Members – None

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 PUBLIC WORKS STREET MAINTENANCE DEPARTMENT BUDGET AND AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH SHERWIN WILLIAMS FOR THE PURCHASE OF PAINT FOR THE CITYWIDE ANTI-GRAFFITI PROGRAM IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000)

City Manager Hopkins explained that this item involves the purchase of anti-graffiti paint for staff use, making it easier to cover up graffiti and subsequently power wash it away. The next step will involve hiring a vendor to remove graffiti and offering rewards for information leading to the arrest and prosecution of offenders. The third initiative includes providing paint for citizens to use on graffiti that appears on their personal property.

Councilperson Spicer asked if residents could use a water hose or power washer to remove the anti-graffiti paint themselves. City Manager Hopkins responded that a high-pressure hose can be used to re.

Councilperson Duhart reported graffiti on Compton Boulevard that was recently covered but reappeared the very next day, with the color changed from black to red.

Councilperson Darden mentioned the significant price difference in the three bids received for anti-graffiti paint and stated that she hopes the Sherwin-Williams product is quality paint.

Mayor Sharif asked if the anti-graffiti program will be available to businesses as well.

City Manager Hopkins stated that the second phase of the approach will include offerings for both businesses and individual residents.

On motion by Duhart, seconded by Spicer, **Resolution # 26,011** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 PUBLIC WORKS STREET MAINTENANCE DEPARTMENT BUDGET AND AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH SHERWIN WILLIAMS FOR THE PURCHASE OF PAINT FOR THE CITYWIDE ANTI-GRAFFITI PROGRAM IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000)**” was adopted by the following vote on roll call:

AYES: Council Members – Duhart, Spicer, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

City Manager Hopkins – addressed the repair made to Fire Station One last year, which involved patching the roof. The agenda item from last week included plans to replace the roofs on both Fire Stations One and Three. Additionally, mold remediation and abatement was completed at Fire Station One, and the process was monitored to ensure its success, with records of the remediation maintained by the fire station.

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- **Community Town Hall Meeting:** Darden shared details from a community town hall meeting she attended on April 5 at the Saint Timothy complex located at 425 S. Oleander Ave. She described it as a vital meeting where residents discussed facility structure issues and safety concerns.
- **Building & Safety Contractor Resolution Meeting:** Darden thanked the City Manager's office for coordinating this important exchange aimed at making the City more business-friendly.

- Clean And Beautify Compton Accountability Meeting: Darden announced that on April 10, the monthly accountability meeting will be held at Dollarhide from 4:00pm to 5:00pm.
- On April 11, Darden will be attending the grand opening of a seafood and chicken restaurant at 1526 S. Wilmington Avenue.
- Electric Vehicle Testing Program: Darden will be sponsoring an electric vehicle testing program on April 13 in conjunction with the Compton Chamber of Commerce at the Gateway Town Center from 10:00am to 2:00pm. The program is for California driver's license holders only and registration is available on the City's website in both English and Spanish.
- Makers Hub Grand Opening Compton Tool Library: Darden will attend the grand opening of the Compton Tool Library on April 13, at 2125 West Compton Blvd from 12:00pm to 3:00pm.
- Birthday Wishes: Wished Maddie Estella Harley a happy 100th birthday. She has been a resident of Compton for over 58 years.
- Budget Request: Darden requested the implementation of a Human Services Division/Department that provides counseling and therapy to residents grieving over lost loved ones.
- Darden referenced news coverage from Channel 4 News regarding protests against prostitution near David Starr School. Darden emphasized the need for the City Council to find measures to address these.

Councilmember Bowers offered the following communications/announcements:

- Automated External Defibrillators (AEDs): Bowers addressed the City Manager regarding concerns about automated external defibrillators (AEDs) that have not yet been placed throughout city buildings. He noted that this issue has persisted for several months and inquired about the estimated timeline for when the replacements for the outdated devices will be installed.
- Los Angeles County Probation Department Recruitment: Bowers shared information about a recruitment effort led by the Los Angeles County Probation Department to hire staff for the Los Padrinos Juvenile Hall and other youth detainment facilities. He highlighted that positions are available for detention services officers and group supervisors. The starting salary for detention services officers ranges from \$64,789 to \$78,330, while group supervisors earn between \$48,300 and \$61,675 annually. Interested applicants can find more information and apply at joinlacountyprobation.com.
- Bowers expressed appreciation to Adrian F. and supporters of the Makers Hub, which provides valuable resources, tools, and equipment to help users address issues related to aging homes, learning trades, and building businesses.
- Adjourn In Memory of Rochelle Robbins: In closing, Bowers paid tribute to Rochelle Robbins, a beloved member of the Compton community who recently passed away. Bowers noted her family's long-standing service as barbers in the area and mentioned her celebration of life scheduled to be held on Sunday, April 14 at Dollarhide beginning at 11:30am.

Councilmember Spicer offered the following communications/announcements:

- Bright Lights of Compton: On April 20, there will be a community clean-up event from 9:00am to 11:00am at 212 West Cypress Avenue. Dumpsters will be available at Lueders Park, Cesar Chavez Park and Wilson Park.

- **Game Changers Event:** This event will take place on April 24 from 4:30pm to 8:00pm, every fourth Wednesday of the month, and is aimed at encouraging community involvement and training local law enforcement.
- **Future Fest:** On April 27, a College and Career Conference will be sponsored by Spicer and Denzel Perry from Compton Unified School District at Dollarhide from 8:30am to 3:30pm. This event will feature a special panel of college and career professionals, networking opportunities, and local resources, including presentations from sororities and fraternities.
- **Fathers & Mothers Who Care Open House:** On May 4, the event will be held at 509 E. Rosecrans Avenue starting at 11:00am. This event will introduce a new telecommunication center facility and provide an opportunity for attendees to meet trainers and staff while learning about available resources and opportunities.
- **Mother's Day Luncheon:** Spicer will be hosting a luncheon on May 8 at Dollarhide from 1:00pm to 4:00pm in collaboration with Michelle Chambers. The event will include lunch and live music, but seating is limited, so attendees will need to sign up at the community center.
- **Pothole Repairs:** Spicer provided the following locations - Bradfield between Compton and Alondra, Pannes between Compton and Alondra, Essey between Compton and Alondra, Elm between Long Beach Blvd. and Bullis Road and more. This week, work will also be done on Holly Avenue between Compton and Alondra.
- **Tree Trimming:** Spicer mentioned that tree trimming and stump removal efforts are taking place in Zone 5 this month, with an expected completion date of May 2024. The maintenance area includes Dixon as the northern boundary, Rosecrans Blvd. as the southern boundary, Long Beach Boulevard as the eastern boundary, and Willowbrook as the western boundary.

Councilmember Duhart offered the following communications/announcements:

- **Monthly Farmers Market:** Duhart participated in the monthly farmers market on April 6 at Neighborhood Housing Services from 11:00am to 3:00pm. This session featured a cooking class along with demonstrations on how to plant a garden. Duhart reminded everyone that the Farmers Market takes place every first Saturday of the month at 1051 W. Rose Ave.
- **Youth Day at Seabree Park:** On April 27, Duhart will be hosting an event at Seabree Park located at 1300 W. El Segundo Blvd. Duhart invited all youth in grades K through 12 to showcase their talents and creativity through their favorite song, dance, or artwork.
- **New Greater Hope Church 56th Church Anniversary:** On April 14, New Greater Hope Church of God and Christ will celebrate its 56th church anniversary at 3:30pm. Duhart extended a warm invitation for everyone to join in this meaningful occasion. The church is located at 1216 S. Wilmington Ave.
- **Compton Canal Cleanup:** Duhart highlighted a previous call for volunteers to help clean up the canal. Duhart encouraged anyone interested in volunteering to contact her office at 310.605.5510.

Mayor Sharif offered the following communications/announcements:

- **Senior Spring Brunch:** On April 18, the Mayor's Office will host a Senior Spring Brunch at Dollarhide, starting at 10:30am. Seniors are encouraged to RSVP by contacting her liaison at 424.344.0961.
- **Community Meeting on State Audit and Capital Improvement Plan:** On April 20, the Mayor's Office will host a community meeting at Dollarhide from 10:00am to

12:00pm. The meeting will focus on reviewing state audit updates and the capital improvement plan.

- Citywide Dump Day: On April 20, the Mayor’s Office will host a Citywide Dump Day at 700 North Bullis Road. Districts 2 and 4 will be picking up bulky items from all seniors.
- Garden Workshop with the Water Replenishment District: On April 24, the Mayor’s Office in collaboration with the Water Replenishment District will be hosting a garden workshop. Those interested in attending are encouraged to RSVP by contacting Allison at 424.344.0961.
- Citywide Block Club Meeting: On April 25 at 6:00pm, the City of Compton will be hosting a citywide block club meeting to address various issues affecting the community. For more information, interested participants can contact 310.605.5597.
- Adjourn In Memory of Pastor Cecil Chip Murray: Sharif acknowledged Pastor Cecil Chip Murray, who has served as the pastor at First Methodist Church for 27 years

ADJOURNMENT

On motion by Spicer, seconded by Duhart, the meeting was adjourned in memory of **Rochelle Robbins** and **Pastor Cecil Chip Murray** at 6:58 p.m. by the following vote on roll call:

AYES: **Council Members – Duhart, Spicer, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

CITY CLERK OF THE CITY OF COMPTON	MAYOR OF THE CITY OF COMPTON

JANUARY 28, 2025

The Compton City Council meeting was called to order at 5:36 p.m. by Mayor Pro-Tem Lillie Darden in the Council Chambers of City Hall. The Moment of Silence and Pledge of Allegiance Ceremonies were also led by Mayor Pro-Tem Lillie Darden.

ROLL CALL

Council Members Present: A. Spicer, J. Bowers, L. Darden

Council Members Absent: D. Duhart, Mayor E. Sharif

Other Officials Present: E. Perrodin, S. Zurita, B. Mims, W. Hopkins

4:30PM CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION – TITLE: CITY MANAGER
PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54957 (CANCELLED)

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

There were no Public Comments on Closed Session Items.

On motion by Spicer, seconded by Bowers, to recess the meeting at 4:54 p.m. by the following vote on roll call:

AYES: Council Members – Spicer, Bowers, Darden

NOES: Council Members – None

ABSENT: Council Members – Duhart, Sharif

On motion by Spicer, seconded by Bowers, to reconvene the meeting at 5:36 p.m. by the following vote on roll call:

AYES: Council Members – Spicer, Bowers, Darden

NOES: Council Members – None

ABSENT: Council Members – Duhart, Sharif

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Tonya McMillan, SEIU African American Caucus-AFRAM Chair and National Secretary, expressed her appreciation to Councilmember Spicer for hosting the free dental and vision event in which several community and union members received free dental care and reading glasses.

Abril Villanueva addressed an alleged Spanish translation error that occurred during last week's City Council meeting. She requested additional funds to protect city employees who issue parking citations and suggested the use of Sheriff's deputies.

Sharon Roberts solicited the City Council to address the explosive fireworks going off in the Montage community every month. She also reported a lack of stop signs near and around Foster Elementary School.

Angel Nicolas, Compton Library manager, announced the availability of upcoming events in February at the Compton Library. He also announced an author talk with local author Ron Dowell on Saturday, February 8. The discussion will focus on his book, "Crooked Out of Compton," which highlights a collection of stories from South Central Los Angeles residents.

Mark Smith reported a trash bag filled with dead dogs on January 22 - activity number 825604861. He questioned the accountability of the \$1.25M agreement the City has with Los Angeles Animal Care for services he believes are not being delivered. He went on to commend Councilmember Spicer for his humanitarian efforts to assist the families affected by the recent fires. He also requested the financial impact that this initiative will have on the City and urged the City Council to follow through on their commitment to addressing disasters that occur in the City of Compton.

Maria Villarreal, Latino Chamber of Commerce, addressed the City Council regarding the Latino community's concerns for immigration enforcement in Compton. She highlighted that rumors of immigration stops near schools have created fear among Latino residents, many of whom are undocumented but contribute to the community by paying taxes and owning property. She urged the Sheriff's Department and City officials to develop a plan to support those affected by immigration enforcement and to help alleviate the fear among Latino families sending their children to school or leaving their homes.

Bishop Guillory shared a personal story about his experiences assisting victims after Hurricane Katrina in Texas. He recounted the difficulties faced by evacuees who were unable to take their belongings with them due to contamination concerns. He emphasized the importance of treating people with compassion and humanity and called on the community to donate items to the church located at 950 West Alondra Boulevard.

Mayor Sharif arrived at 5:52 PM.

Tanya Lewis thanked the City Manager for installing cameras in her neighborhood behind Centennial High School. She noted that while illegal dumping still occurs, it is not as frequent. She suggested that fines for illegal dumping be at \$1,000 and that "no dumping" signs be placed in the area. She went on to reference a recent discussion about fencing options for a particular area and mentioned that a corrugated fence installed at a former car wash on Rosecrans and San Pedro would be a better solution. Lastly, she inquired about the status of improvements on Alondra, specifically regarding the extension of the island and the potential for preventing street takeovers.

City Manager Hopkins clarified that the current fine for illegal dumping is \$100, and as a result staff is working on increasing the fines. Regarding the rubber medians installed at various intersections, he explained that this trial program has been successful in other cities and there have been no issues with street takeovers in those areas.

Lynn Boone articulated her concerns with the presence of several Sheriff's deputies in the Council Chambers. She criticized the disparity between the number of Sheriff's deputies present and the claim that there are not enough of them available to serve the community effectively. She emphasized that Compton is a chartered city that reflects the will of the people, not just the elected officials. She referenced Section 607 of the City Charter and requested accountability from the City Controller regarding payments made without legal resolutions. She also raised concerns about recent decisions and comments made by Councilmember Spicer and City Manager Hopkins.

Fidel Marquez addressed the City Manager, emphasizing the urgent need to focus on public safety and budget preparation in June. He recounted hearing two elderly women express their fears regarding gang activity and immigration and insisted that if it costs an additional \$20M to enhance safety, it should be prioritized. He went on to reference a service the City contracted for in October 2024 for over \$300,000 to target shootings and bullets. He mentioned that despite this investment, there was no police response to a recent drive-by shooting on his street. He urged the City Manager to bring the service provider back to explain their contributions to public safety in the City of Compton. He advocated for the involvement of the National Guard due to rising gang violence and minimal assistance from the Sheriff's department. Lastly, he asked the City Manager when he would start working on AB-413 (Vehicles, Stopping, Standing, and Parking).

Missy Barbara requested a report from the City Clerk regarding the costs of the recent election and Christmas parade. She thanked the City Manager for the rubber medians on Alondra and Central and noted that she has yet to see another street takeover. She inquired about the City's partnership with Compton Youth Career Pathway and how they obtained a room at Dollarhide that they were using. She urged Councilmember Spicer to address the marijuana dispensaries in Compton before he runs for office again. She asked the City Manager to schedule a panel discussion on property taxes and pension costs for residents. She concluded by asking the City Manager about the status of the property next to Chevron on Alameda and Compton and whether or not a trade agreement exists between the City and Danny Bakewell.

CONSENT AGENDA

REGULAR AGENDA

CITY MANAGER'S REPORT

2. PRESENTATION – CITY MANAGER: YEAR IN REVIEW, ROAD AHEAD, CDBG FUNDING OPPORTUNITIES, MEASURE A FUNDING OPPORTUNITIES, ARPA UPDATE. DISCUSSION – FUNDING SUPPORT FOR DISPLACED RESIDENTS OF THE EATON FIRE

City Manager Hopkins presented a PowerPoint presentation to the City Council highlighting the goal of presenting a balanced FY2024-25 budget and ongoing efforts to stabilize City finances. Copies of this report are available on the City's website www.comptontcity.org.

Councilmember Bowers requested the inclusion of drought-tolerant plants at the Wilmington Avenue Project.

City Manager Hopkins acknowledged Councilmember Bower's request and maintained that the bigger objective is for them to be low maintenance.

Mayor Sharif thanked City Manager Hopkins and the staff for their ongoing efforts to address these issues within the Compton community.

Councilmember Bowers requested cameras at Dollarhide and all parks.

Councilmember Spicer inquired about the City being awarded \$100M due to the closure of marijuana dispensaries.

City Manager Hopkins stated that collection will be a challenge, due to various nuisances to each of the judgments.

Councilmember Darden asked the City Manager to consider replacing the swimming pools completely at Lueders Park and Gonzales Park instead of continuously paying for repairs.

City Manager Hopkins confirmed that staff's recommendation is to allocate Measure A funding for swimming pool restoration.

Mayor Sharif requested the eventual redesign and restoration of all City parks.

Councilmember Spicer requested funding for facade improvements on Compton Boulevard.

City Manager Hopkins confirmed that staff is currently discussing the possibility of implementing a façade improvement program.

Councilmember Darden requested the installation of new trash receptacles throughout the City of Compton, as well as creating a schedule to pick up trash three times a day. Councilmember Darden also requested restoration of the campfire grounds in District Three.

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- Recognition, Updates & Acknowledgements: Councilmember Darden thanked the City Manager for providing a detailed presentation. Councilmember Darden provided updates on several events, including a formal presentation on January 22 where awards were given to Pastor George Washington and Director Leo Michael at Saint Timothy Towers. Councilmember Darden mentioned attending a swearing-in program on January 25 for the National Association for the Advancement of Colored People (NAACP) Board of Directors. Councilmember Darden reminded the community about exclusive waste and recycling services available for residential and commercial customers, including free pickups for bulky items.

- **Be Cautious of Scams in the Community:** Councilmember Darden raised concerns about scams in the community, advising residents to be cautious about door-to-door solicitors and suspicious text messages that could compromise their personal information. Councilmember Darden urged community members to prioritize safety and be vigilant.

Councilmember Bowers offered the following communications/announcements:

- **Community Preparedness And Upcoming Events:** Councilmember Bowers shared updates regarding community meetings and the need for a comprehensive disaster response plan for Compton. Councilmember Bowers acknowledged the efforts of local firefighters who assisted in recent disasters and highlighted the importance of having resources available for residents who may be displaced by emergencies. Councilmember Bowers emphasized the need for a structured emergency preparedness plan and encouraged residents to sign up for Code Red alerts to stay informed.
- **Recognition, Updates & Acknowledgements:** Councilmember Bowers also mentioned the ongoing work of Restoration Services located on Long Beach Boulevard.
- **Fly Compton:** Councilmember Bowers provided an update on a recent event at Compton Airport called "Fly Compton," which attracted approximately 400 youth. Councilmember Bowers praised the organization for its efforts to recruit youth into aviation careers but highlighted the need for a dedicated building to accommodate their growing activities.

Councilmember Spicer offered the following communications/announcements:

- **Project Uplift Initiative:** Councilmember Spicer provided updates on a new resource hub clinic that has opened involved in supporting those affected by recent fires. Councilmember Spicer noted partnerships with various organizations, including the Department of Insurance, lawyers, doctors, and mental health resources.
- **Recognition, Updates & Acknowledgements:** Councilmember Spicer reiterated his commitment to ongoing support for residents in need.
- **Memorials:** Councilmember Spicer added a remembrance for Mark Murphy, a longtime resident of Compton, who recently passed away.

Mayor Sharif offered the following communications/announcements:

- **Small Business Grant Program:** Mayor Sharif reminded everyone that the small business grant program is now open for applications. Local businesses can receive up to \$25,000 with 20 or fewer employees affected by COVID-19. The Grants Department aims to assist the first 30 businesses that apply. A bilingual webinar will take place on January 29 with the English session at 1:30pm and the Spanish session at 3:30pm.
- **Public Meeting:** Mayor Sharif mentioned an upcoming public meeting on January 30, aimed at discussing community concerns and shaping the future of the area. Mayor Sharif encouraged participation and stressed that residents' voices are important.
- **Opportunities for Middle School Students:** Mayor Sharif highlighted opportunities for middle school students, including workshops and field trips related to various skills such as gaming and animation.
- **Black History Month Celebration:** Mayor Sharif announced plans for a Black History Month celebration on February 22 at Dollarhide. Vendors are encouraged to sign up at 310-605-5662.
- **Birch Elementary School:** Mayor Sharif requested an update regarding the striping in front of Birch Elementary School.

ADJOURNMENT

On motion by Darden, seconded by Bowers, the meeting was adjourned at 7:16 p.m. by the following vote on roll call:

AYES: **Council Members – Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – Duhart, Spicer**

SATRA ZURITA
CITY CLERK OF THE CITY OF COMPTON

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

MARCH 4, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: DIRECTOR OF GENERAL SERVICES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY OF COMPTON AND SHIELDS FOR FAMILIES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)

SUMMARY

The City Council will consider a request by Shields for Families (“Shields”) to enter into a five (5) year (i.e. March 1, 2025 through March 31, 2030) lease agreement with the City of Compton of City-owned property located at 600 North Alameda Street, Compton, to authorize the leasing of 6058 square feet of indoor space at the rental rate of One Dollar (\$1.00) per square foot.

BACKGROUND

The City of Compton owns certain real property located at 600 North Alameda Street, Compton, commonly known as the “Neighborhood Center” facility. This property is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals. Current tenants at this location include the Volunteers of America and Shields for Families.

In November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be **at least One Dollar (\$1.00) per square foot**. Additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. At the Neighborhood Center location, staff has identified that cost to Two Dollars and Two Cents (\$2.02) per square foot. Thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) (i.e. \$1.00 per square foot base rental rate plus \$2.02 per square foot for utilities, maintenance, custodial and security).

On October 8th, 2019, the Council approved Resolution No. 25,134, which authorized the City Manager to enter into a five (5) year (i.e. August 1, 2017

through July 31, 2022) lease agreement with Shields for the exclusive use of approximately 5,808 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar and Forty Cents (\$1.40) per square foot for a total of \$8,131.20 per month, with Shields responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their area. Shields utilizes this space for offices for their support services staff.

Shields has requested to enter into a five (5) year lease agreement commencing February 18, 2025 through March 31, 2030 to authorize the leasing of a total of 6058 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16). Shields shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

STATEMENT OF THE ISSUE

Shields is a community-based 501c3 non-profit organization located in South Los Angeles serving individuals, children, and families through comprehensive and collaborative social services for child and youth development, child welfare, mental health, substance abuse treatment, and supportive services such as food, transportation, housing, legal services, and educational and vocational training.

The proposed lease agreement provides Shields with the exclusive use of the following indoor spaces within the Neighborhood Center facility:

**Staff Report – Resolution Authorize to enter in a 5 Year
Lease Agreement with Shields for Families
Neighborhood Center Facility – 600 North Alameda
March 4, 2025, page 3**

LOCATION	USE	SIZE	SQUARE FEET
Room 8	Office	16'-0" x 27'-8"	443 S.F.
Room 8B	Office	12'-9" x 11'-4"	145 S.F.
Room 11	Office	16'-0" x 9'-11" 12'-9" x 6'-5"	240 S.F.
Room 12	Office	11'-8" x 16'-6"	193 S.F.
Room 13	Office	7'-6" x 16'-6"	124 S.F.
Room 14	Office	9'-6" x 16'-6"	157 S.F.
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Room 17	Office	11'-6" x 16'-8"	192 S.F.
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Room 19	Office	15'-6" x 16'-8"	258 S.F.
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Room 22	Office	17'-11" x 16'-8"	299 S.F.
Room 23	Office	16'-7" x 16'-8"	276 S.F.
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Storage 2	Storage	11'-0" x 4'-0"	44 S.F.
Lobby Storage	Storage	16'-0" x 6'-0"	96 S.F.
Room 32	Office	17'-0" x 13'-0"	221 S.F.
Room 32 RR	Restroom	12'-0" x 6'-0"	72 S.F.
Room 33	Office	16'-0" x 11'-0"	176 S.F.
Kitchen	Kitchen	15'-0 x 22'-0	330 S.F.

Total Current Exclusive Square Footage

6,058 Square Feet

FINANCIAL IMPACT

Approval of the proposed lease agreement at the requested Three Dollars and Two Cents (\$3.02) per square foot for occupation of approximately 6,058 square feet of indoor office space will total to Eighteen Thousand, Seven Hundred and Ninety-Three Dollars and Forty-six Cents (\$18,295.16) per month in rental fees for use of the City's facilities.

RECOMMENDATION

Staff has no objection to Shields for Families' request to rent square footage; however, staff is not authorized to offer and lease City-owned property wherein the terms sought by the prospective Tenant may vary from the requirements of the City's Leasing Policy; that is, waiver of City costs for utilities, etc.; thus, staff makes no recommendation concerning this request. ***The decision is at the discretion of the City Council.***

NEBRASKA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE HOPKINS
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT
BETWEEN THE CITY OF COMPTON AND SHIELDS FOR FAMILIES TO PROVIDE
SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)**

WHEREAS, the City of Compton owns certain real property located at 600 North Alameda Street, commonly known as the “Neighborhood Center” facility, which is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals; and

WHEREAS, in November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*; and

WHEREAS, additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. and at the Neighborhood Center location, staff has identified that cost to be two dollars and two cents (\$2.02) per square foot; thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of three dollars and two cents (\$3.02) for exclusive indoor spaces; and

WHEREAS, Shields for Families (“Shields”) is a community-based 501c3 non-profit organization located in South Los Angeles serving individuals, children, and families through comprehensive and collaborative social services for child and youth development, child welfare, mental health, substance abuse treatment, and supportive services such as food, transportation, housing, legal services, and educational and vocational training; and

WHEREAS, on October 8, 2019, the Council approved Resolution No. 25,134, which authorized the City Manager to enter into a five (5) year (i.e. August 1, 2017 through July 31, 2022) lease agreement with Shields for Families for the exclusive use of approximately 5,808 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar and Forty Cents (\$1.40) per square foot for a total of Eight Thousand, One Hundred, Thirty One Dollars and Twenty Cents \$8,131.20 per month; and

WHEREAS, Shields has requested to further enter into a five (5) year lease agreement to authorize the leasing of a total of 6,058 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16). Shields shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for certain utilities (i.e. gas, electrical, water, trash, etc.) and major and structural upkeep/repairs.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That the City Manager, upon the approval of the City Attorney is hereby authorized to enter into a five (5) year lease agreement between the City of Compton and Shields for Families to authorize the leasing of 6058 square feet of indoor space at 600 North Alameda Street, Compton ("Neighborhood Center" facility), at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot for the lease agreement term (i.e. February 18, 2025 through March 31, 2030).

Section 2. That commencing on March 1, 2025, the monthly lease rate shall be Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16) – i.e. Three Dollars and Two Cents (\$3.02) per square foot for the total 6,058 square feet in the facility leased to Shields for Families.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement Services-Security Division and the City Attorney.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

MAYOR OF THE CITY OF COMPTON
EMMA SHARIF

ATTEST:

CITY CLERK OF THE CITY OF COMPTON
SATRA D. ZURITA

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

CITY CLERK OF THE CITY OF COMPTON
SATRA D. ZURITA

SHIELDS FOR FAMILIES

LOCATION	USE	SIZE	SQUARE FEET
Room 8	Office	16'-0" x 27'-8"	443 S.F.
Room 8B	Office	12'-9" x 11'-4"	145 S.F.
Room 11	Office	16'-0" x 9'-11" 12'-9" x 6'-5"	240 S.F.
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Room 30	Office	16'-0" x 12'-9"	204 S.F.
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Room 32 RR	Restroom	12'-0" x 6'-0"	72 S.F.
Room 33	Office	16'-0" x 11'-0"	176 S.F.
Kitchen	Kitchen	15'-0 x 22'-0	330 S.F.

Total Current Exclusive Square Footage

6,058 Square Feet

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
SHIELDS FOR FAMILIES**

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as “**OWNER**”) and **SHIELDS FOR FAMILIES** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **600 North Alameda Street, Compton, California**, also known as the “**Neighborhood Center**” facility (the “Site”); and

WHEREAS, on _____ the City Council adopted Resolution No. _____, which authorized the City Manager to enter into a lease agreement with the **Shields For Families** (“Lessee”) for a period of five (5) years, commencing February 18, 2025, through May 31, 2030; and

NOW, THEREFORE, Owner and Lessee, for the consideration, terms and conditions herein described, mutually agree as follows:

WITNESSETH:

Section 1. Premises. The Owner, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee and upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

**Compton Neighborhood Center Facility
600 North Alameda Street
Compton, California 90220**

[The “Site”]

Lessee shall lease approximately 6,058 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises). Lessee may also have access to and use of shared public spaces within the site.

Exclusive Indoor Space:

**Lease Agreement – Compton Neighborhood Center
600 North Alameda Street, Compton, CA 90221
February 18, 2025 – March 31, 2030 / Resolution No. ******

LOCATION	USE	SIZE	SQUARE FEET
Room 8	Office	16'-0" x 27'-8"	443 S.F.
Room 8B	Office	12'-9" x 11'-4"	145 S.F.
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Total Current Exclusive Square Footage

6058 Square Feet

[The “Premises”]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. Term. This Lease shall be for a term of five (5) years commencing on February 18, 2025, and shall terminate on March 31, 2030, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. Rent. During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of **Eighteen Thousand, Two Hundred and Ninety-Five Dollars and Sixteen Cents (\$18,295.16) per month**, based on a rental rate of \$1.00 per square foot for base rental rate plus \$2.02 per square foot for utilities [i.e. Three Dollars and Two Cents (\$3.02) per square foot] per square foot of exclusive use indoor space. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director

Payable to: City of Compton

[Please identify your Lease Site on the payment]

[Lease Site: Neighborhood Center – 600 N. Alameda St.]

Section 4. Use of Premises. Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), **(excepting legal City holidays)** for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential

purposes or for any commercial purposes not stated herein. Lessee shall not use the Premises for the storage of unusable equipment or property or for the rental or storage of any type of equipment not integral to the purposes of the program.

Use of Premises at Shared Site on City Holidays and Non-Business Hours

On those dates designated by the City Council as legal City holidays, the Site (including the Premises) shall be closed. If Lessee desires to use the Premises on a City holiday or during hours not specified above, Lessee shall pay the City the costs (e.g. employees' salary) of providing access to the Premises/Site and for provision of City security (if applicable).

Lessee shall provide written notification to the General Services Department a minimum of three (3) business days in advance of its desire to use the Premises on a City holiday or during non-business building hours. Owner shall provide Lessee with an invoice for the costs owed by Lessee for access/use of the Premises on a City holiday or during non-business building hours, which shall be due and payable on receipt by the Lessee.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Owner agrees to furnish the following utilities and services at Owner's expense during normal business hours:

- a. Electricity for normal lighting and power for office use. Special or additional electrical requirements over and above the standard for general office uses will be charged directly to Lessee.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. General/shared security for the Site.

Any and all other types of utilities (e.g. telephone, cable, etc.) and services shall be at the sole expense and responsibility of the Lessee. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises and/or Site. Lessee shall reimburse

Owner for the cost of repairing any and all damages to the Premises and/or Site caused directly or indirectly by Lessee's utility or service provider or its equipment.

Owner shall in no way be liable or responsible for any loss, damage or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption or defect in the supply or character of the utilities and services supplied to Premises and/or Site, unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications, Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner agrees that except for structural alterations, the Lessee may remove, during or at the expiration or other termination of the term of this Lease, or of any extension or holdover period thereof, as the case may be, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, excepting due to reasonable normal wear and tear, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations. The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the Owner under forms satisfactory to the Owner. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named

and covered as “additional insureds” with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor’s Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence and **Two Million Dollars (\$2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers’ Compensation Insurance and Employer’s Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars (\$1,000,000.00) for each accident. Such insurance shall include coverage for all “owned”, “hired” and “non-owned” vehicles, or coverage for “any auto”.

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as “additional insureds” with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee’s use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/on the Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

- a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.
- b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure

the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. Discrimination. The Lessee herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the Lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with referenced to the selection, location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the "Owner"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee's, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only be written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER: City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519
(310) 605-1753 – fax.

With copy to: City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

To LESSEE: **Shields For Families**
11601 S. Western Ave
Los Angeles, California 90047
Attn: Jonathan Ousley, Chief Administrative
Officer
(323) 242-5000

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

IN WITNESS WHEREOF, Lessee has executed this Lease and the Owner, by its City Manager, who is authorized to do so, has executed this Lease.

SHIELDS FOR FAMILIES LESSEE

By _____
Jonathan Ousley, Chief Administrative Officer

Dated: _____

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____
Nebraska Jones, Director
General Services Department

Dated: _____

Approved by:

By _____ **Dated:** _____
Willie A. Hopkins, Jr., City Manager

Approved as to form:

By _____ **Dated:** _____
Eric J. Perrodin, City Attorney

ATTEST:

Dated: _____ **By** _____
Santra D. Zurita, City Clerk

Encl:
Resolution No. _____

MARCH 4, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: GENERAL SERVICES DIRECTOR

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE
AGREEMENT BETWEEN VOLUNTEERS OF AMERICA OF LOS
ANGELES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER
(600 NORTH ALAMEDA STREET)**

SUMMARY

The City Council will consider a request by Volunteers of America of Los Angeles (“Volunteers of America”) to enter into a three (3) year (i.e. March 1, 2025 through April 30, 2027) lease agreement with the City of Compton of City-owned property located at 600 North Alameda Street, Compton, to authorize the leasing of 3,411 square feet of indoor (administrative) space at the rental rate of One Dollar (\$1.00) per square foot.

BACKGROUND

The City of Compton owns certain real property located at 600 North Alameda Street, Compton, commonly known as the “Neighborhood Center” facility. This property is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals. Current tenants at this location include Shields for Families and Volunteers of America.

In November 2012, the City Manager implemented a City-wide leasing policy which specifies that lease rates shall be on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be **at least One Dollar (\$1.00) per square foot**. Additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. At the Neighborhood Center location, staff has identified that cost to Two Dollars and Two Cents (\$2.02) per square foot. Thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) (i.e. \$1.00 per square foot base rental rate plus \$2.02 per square foot for utilities).

On December 3, 2019, the Council approved Resolution No. 25,170 which authorized the City Manager to enter into a Three (3) years (i.e. July 1, 2017 through June 30, 2020); lease agreement with Volunteers of America for exclusive use of approximately 3,411 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar (\$1.00) per square foot for a total of Three Thousand, Four Hundred Eleven Dollars. (\$3,411) per month, with Volunteers responsible for providing

**Staff Report – Resolution Authorize to enter in a 3 Year
Lease Agreement with Volunteers of America (Administrative Space)
Neighborhood Center Facility – 600 North Alameda
March 4, 2025 Page 2**

the general upkeep, janitorial, custodial, minor repairs and security for their area. Volunteers utilizes this space for offices for their support services staff.

STATEMENT OF THE ISSUE

According to the prospective Lessee, Volunteers of America is a non-profit human services organization committed to serving people in need, strengthening families and building communities as a faith-based organization with a broad scope of support and services for all regardless of race, gender, age or religious preference. In their second century of service, Volunteers of America is one of the nation's largest and most comprehensive human services organizations, touching the lives of more than 2 million people each year in hundreds of communities across the United States.

This proposed lease agreement will provide Volunteers of America with exclusive use of the following indoor space at the Neighborhood Center facility:

LOCATION	USE	SIZE	SQUARE FEET	CHANGE
Room 1	Office	11' x 24'	264 S.F.	
Room 2	Office	10' x 12'	120 S.F.	
Room 3	Office	6' x 24'	144 S.F.	
Room 4	Office	10' x 11'	110 S.F.	
Room 5	Office	17' x 31'	527 S.F.	
Room 6	Office	17' x 25'	425 S.F.	
Room 7	Office	17' x 28'	476 S.F.	
Room 9	Office	17' x 21'	357 S.F.	
Room 10	Office	17' x 23'	391 S.F.	
Break Room		15' x 11'	165 S.F.	
Storage Room		16' x 27'	432 S.F.	

Total Exclusive Square Footage after Lease Amendment – 3,411 Square Feet

Volunteers of America needs a location for its California Intervention and Prevention (CALVIP) Program and seeks City Council approval to enter into a three (3) year lease agreement with the City of Compton, beginning March 1, 2025 through April 30, 2027, for exclusive occupation of the above-indicated indoor space located at the Neighborhood Center. Volunteer of America is interested in leasing the subject property for the purpose of developing and implementing programming for at-risk transition-aged youth between 18-25 years old. The program would include a comprehensive employment and life skills training program to prepare youth for stable, independent lives outside of gang involvement and will service approximately 300 youth.

Volunteers of America has requested to enter into a three (3) year lease agreement commencing (March 1, 2025 through April 30, 2027) to authorize the leasing of a total of 3411 square feet of indoor space at the reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square foot, which will bring the total rental amount to Eight Thousand Five Hundred and Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72). Volunteers of America shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

FISCAL IMPACT

Approval of the Volunteers of America's requested lease agreement reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square feet for occupation of approximately 3,411 indoor office (administrative) space, will total Eight Thousand, Five Hundred, Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72) per month.

Approval of the proposed lease agreement at the requested rental rate of Three Dollars and Two Cents (\$3.02) per square foot for occupation of approximately 3,411 square feet of indoor office (administrative) space will total Ten Thousand, Three Hundred and One Dollar and Twenty-Two Cents (\$10,301.22) per month.

RECOMMENDATION

Staff has no objection to Volunteers of America's request to rent square footage; however, staff is not authorized to offer and lease City-owned property wherein the terms sought by the prospective Tenant may vary from the requirements of the City's Leasing Policy; that is, waiver of City costs for utilities, etc.; thus, staff makes no recommendation concerning this request. ***The decision is at the discretion of the City Council.***

**Staff Report – Resolution Authorize to enter in a 3 Year
Lease Agreement with Volunteers of America (Administrative Space)
Neighborhood Center Facility – 600 North Alameda
March 4, 2025 Page 4**

**NEBRAKSA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE A. HOPKINS
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO LEASE AGREEMENT
BETWEEN THE CITY OF COMPTON AND VOLUNTEERS OF AMERICA TO
PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA
STREET)**

WHEREAS, the City of Compton owns certain real property located at 600 North Alameda Street, commonly known as the “Neighborhood Center” facility, which is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals; and

WHEREAS, in November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*; and

WHEREAS, additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. and at the Neighborhood Center location, staff has identified that cost to be two dollars and two cents (\$2.02) per square foot; thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of three dollars and two cents (\$3.02) for exclusive indoor spaces; and

WHEREAS, Volunteers of America is a non-profit human services organization committed to serving people in need, strengthening families and building communities as a faith-based organization with a broad scope of support and services for all regardless of race, gender, age or religious preference. In their second century of service, Volunteers of America is one of the nation’s largest and most comprehensive human services organizations, touching the lives of more than 2 million people each year in hundreds of communities across the United States; and

WHEREAS, on December 3, 2019, the Council approved Resolution No. 25,170, which authorized the City Manager to enter into a three (3) year (i.e. July 1, 2017 through June 31, 2020) lease agreement with Volunteers of America for the exclusive use of approximately 3,411 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar (\$1.00) per square foot for a total of Three Thousand, Four Hundred and Eleven Dollars \$3,411 per month with Volunteers responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their area. Volunteers utilizes this space for offices for their support services staff; and

WHEREAS Volunteers of America has requested to enter into a three (3) year lease agreement commencing (March 1, 2025 through April 30, 2027) to authorize the leasing of a total of 3,411 square feet of indoor space at the reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square foot, which will bring the total rental amount to Eight Thousand Five Hundred and Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72). Volunteers of America shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That the City Manager, upon the approval of the City Attorney is hereby authorized to enter into a three (3) year lease agreement between the City of Compton and Volunteers of America to authorize the leasing of 3,411 square feet of indoor space at 600 North Alameda Street, Compton ("Neighborhood Center" facility), at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot for the lease agreement term (i.e. March 1, 2025 through April 30, 2027).

Section 2. That commencing on March 1, 2025, the monthly lease rate shall be Ten Thousand, Three Hundred and One Dollars and Twenty-Two Cents (\$10,301.22) – i.e. Three Dollars and Two Cents (\$3.02) per square foot for the total 3411 square feet in the facility leased to Shields for Families.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement Services-Security Division and the City Attorney.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

**AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-**

**SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON**

MARCH 4, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: GENERAL SERVICES DIRECTOR

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN VOLUNTEERS OF AMERICA OF LOS ANGELES TO PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA STREET)

SUMMARY

The City Council will consider a request by Volunteers of America of Los Angeles ("Volunteers of America") to enter into a three (3) year (i.e. March 1, 2025 through April 30, 2027) lease agreement with the City of Compton of City-owned property located at 600 North Alameda Street, Compton, to authorize the leasing of 3,411 square feet of indoor (administrative) space at the rental rate of One Dollar (\$1.00) per square foot.

BACKGROUND

The City of Compton owns certain real property located at 600 North Alameda Street, Compton, commonly known as the "Neighborhood Center" facility. This property is used as a "shared occupancy" facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals. Current tenants at this location include Shields for Families and Volunteers of America.

In November 2012, the City Manager implemented a City-wide leasing policy which specifies that lease rates shall be on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be **at least One Dollar (\$1.00) per square foot**. Additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. At the Neighborhood Center location, staff has identified that cost to Two Dollars and Two Cents (\$2.02) per square foot. Thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) (i.e. \$1.00 per square foot base rental rate plus \$2.02 per square foot for utilities).

On December 3, 2019, the Council approved Resolution No. 25,170 which authorized the City Manager to enter into a Three (3) years (i.e. July 1, 2017 through June 30, 2020); lease agreement with Volunteers of America for exclusive use of approximately 3,411 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar (\$1.00) per square foot for a total of Three Thousand, Four Hundred Eleven Dollars. (\$3,411) per month, with Volunteers responsible for providing

**Staff Report – Resolution Authorize to enter in a 3 Year
Lease Agreement with Volunteers of America (Administrative Space)
Neighborhood Center Facility – 600 North Alameda
March 4, 2025 Page 2**

the general upkeep, janitorial, custodial, minor repairs and security for their area. Volunteers utilizes this space for offices for their support services staff.

STATEMENT OF THE ISSUE

According to the prospective Lessee, Volunteers of America is a non-profit human services organization committed to serving people in need, strengthening families and building communities as a faith-based organization with a broad scope of support and services for all regardless of race, gender, age or religious preference. In their second century of service, Volunteers of America is one of the nation's largest and most comprehensive human services organizations, touching the lives of more than 2 million people each year in hundreds of communities across the United States.

This proposed lease agreement will provide Volunteers of America with exclusive use of the following indoor space at the Neighborhood Center facility:

LOCATION	USE	SIZE	SQUARE FEET	CHANGE
Room 1	Office	11' x 24'	264 S.F.	
Room 2	Office	10' x 12'	120 S.F.	
Room 3	Office	6' x 24'	144 S.F.	
Room 4	Office	10' x 11'	110 S.F.	
Room 5	Office	17' x 31'	527 S.F.	
Room 6	Office	17' x 25'	425 S.F.	
Room 7	Office	17' x 28'	476 S.F.	
Room 9	Office	17' x 21'	357 S.F.	
Room 10	Office	17' x 23'	391 S.F.	
Break Room		15' x 11'	165 S.F.	
Storage Room		16' x 27'	432 S.F.	

Total Exclusive Square Footage after Lease Amendment – 3,411 Square Feet

**Staff Report – Resolution Authorize to enter in a 3 Year
Lease Agreement with Volunteers of America (Administrative Space)
Neighborhood Center Facility – 600 North Alameda
March 4, 2025 Page 3**

Volunteers of America needs a location for its California Intervention and Prevention (CALVIP) Program and seeks City Council approval to enter into a three (3) year lease agreement with the City of Compton, beginning March 1, 2025 through April 30, 2027, for exclusive occupation of the above-indicated indoor space located at the Neighborhood Center. Volunteer of America is interested in leasing the subject property for the purpose of developing and implementing programming for at-risk transition-aged youth between 18-25 years old. The program would include a comprehensive employment and life skills training program to prepare youth for stable, independent lives outside of gang involvement and will service approximately 300 youth.

Volunteers of America has requested to enter into a three (3) year lease agreement commencing (March 1, 2025 through April 30, 2027) to authorize the leasing of a total of 3411 square feet of indoor space at the reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square foot, which will bring the total rental amount to Eight Thousand Five Hundred and Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72). Volunteers of America shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

FISCAL IMPACT

Approval of the Volunteers of America's requested lease agreement reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square feet for occupation of approximately 3,411 indoor office (administrative) space, will total Eight Thousand, Five Hundred, Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72) per month.

Approval of the proposed lease agreement at the requested rental rate of Three Dollars and Two Cents (\$3.02) per square foot for occupation of approximately 3,411 square feet of indoor office (administrative) space will total Ten Thousand, Three Hundred and One Dollar and Twenty-Two Cents (\$10,301.22) per month.

RECOMMENDATION

Staff has no objection to Volunteers of America's request to rent square footage; however, staff is not authorized to offer and lease City-owned property wherein the terms sought by the prospective Tenant may vary from the requirements of the City's Leasing Policy; that is, waiver of City costs for utilities, etc.; thus, staff makes no recommendation concerning this request. ***The decision is at the discretion of the City Council.***

**Staff Report – Resolution Authorize to enter in a 3 Year
Lease Agreement with Volunteers of America (Administrative Space)
Neighborhood Center Facility – 600 North Alameda
March 4, 2025 Page 4**

**NEBRAKSA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE A. HOPKINS
CITY MANAGER**

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
VOLUNTEERS OF AMERICA**

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**OWNER**") and **VOLUNTEERS OF AMERICA OF LOS ANGELES** (hereinafter referred to as "**LESSEE**"), collectively, the "Parties."

RECITALS:

WHEREAS, the City of Compton ("**Owner**"), has under its jurisdiction certain real property located at **600 North Alameda Street, Compton, California**, also known as the "**Neighborhood Center**" facility (the "**Site**"); and

WHEREAS, on _____ the City Council adopted Resolution No. _____, which authorized the City Manager to enter into a lease agreement with the **Volunteers of America of Los Angeles** ("**Lessee**") for a period of three (3) years, commencing March 1, 2025, through April 30, 2027; and

NOW, THEREFORE, Owner and Lessee, for the consideration, terms and conditions herein described, mutually agree as follows:

WITNESSETH:

Section 1. Premises. The Owner, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee and upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

**Compton Neighborhood Center Facility
600 North Alameda Street
Compton, California 90220**

[The "Site"]

Lessee shall lease approximately 3,411 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises). Lessee may also have access to and use of shared public spaces within the site.

Exclusive Indoor Space:

Lease Agreement – Compton Neighborhood Center Facility
600 North Alameda Street, Compton, CA 90221
March 1, 2025 – April 30, 2027 / Resolution No. ****

LOCATION	USE	SIZE	SQUARE FEET	CHANGE
Room 1	Office	11' x 24'	264 S.F.	
Room 2	Office	10' x 12'	120 S.F.	
Room 3	Office	6' x 24'	144 S.F.	
Room 4	Office	10' x 11'	110 S.F.	
Room 5	Office	17' x 31'	527 S.F.	
Room 6	Office	17' x 25'	425 S.F.	
Room 7	Office	17' x 28'	476 S.F.	
Room 9	Office	17' x 21'	357 S.F.	
Room 10	Office	17' x 23'	391 S.F.	
Break Room		15' x 11'	165 S.F.	
Storage Room		16' x 27'	432 S.F.	

Total Current Exclusive Square Footage 3,411 Square Feet

[The “Premises”]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. Term. This Lease shall be for a term of three (3) years commencing on March 1, 2025, and shall terminate on April 30, 2027, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. Rent. During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of authorize the leasing of a total of 3411 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Ten Thousand, Three Hundred and One Dollar and Twenty-Two Cents (\$10,301.22) per month, based on a rental rate of \$1.00 per square foot for base rental rate

plus \$2.02 per square foot for utilities [i.e. Three Dollars and Two Cents (\$3.02) per square foot] per square foot of exclusive use indoor space. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director

Payable to: City of Compton

[Please identify your Lease Site on the payment]

[Lease Site: Neighborhood Center – 600 N. Alameda St.]

Section 4. Use of Premises. Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), **(excepting legal City holidays)** for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential purposes or for any commercial purposes not stated herein. Lessee shall not use the Premises for the storage of unusable equipment or property or for the rental or storage of any type of equipment not integral to the purposes of the program.

Use of Premises at Shared Site on City Holidays and Non-Business Hours

On those dates designated by the City Council as legal City holidays, the Site (including the Premises) shall be closed. If Lessee desires to use the Premises on a City holiday or during hours not specified above, Lessee shall pay the City the costs (e.g. employees' salary) of providing access to the Premises/Site and for provision of City security (if applicable).

Lessee shall provide written notification to the General Services Department a minimum of three (3) business days in advance of its desire to use the Premises on a City holiday or during non-business building hours. Owner shall provide Lessee with an invoice for the costs owed by Lessee for access/use of the Premises on a City holiday or during non-business building hours, which shall be due and payable on receipt by the Lessee.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or

resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Owner agrees to furnish the following utilities and services at Owner's expense during normal business hours:

- a. Electricity for normal lighting and power for office use. Special or additional electrical requirements over and above the standard for general office uses will be charged directly to Lessee.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. General/shared security for the Site.

Any and all other types of utilities (e.g. telephone, cable, etc.) and services shall be at the sole expense and responsibility of the Lessee. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises and/or Site. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises and/or Site caused directly or indirectly by Lessee's utility or service provider or its equipment.

Owner shall in no way be liable or responsible for any loss, damage or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption or defect in the supply or character of the utilities and services supplied to Premises and/or Site, unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications,

Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner agrees that except for structural alterations, the Lessee may remove, during or at the expiration or other termination of the term of this Lease, or of any extension or holdover period thereof, as the case may be, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, excepting due to reasonable normal wear and tear, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations. The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the Owner under forms satisfactory to the Owner. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor

Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor's Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence and **Two Million Dollars (\$2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars (\$1,000,000.00) for each accident. Such insurance shall include coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto".

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee's use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/on or on Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

- a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is

solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.

- b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. Discrimination. The Lessee herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or

through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the Lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with referenced to the selection, location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the “Owner”), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers’ Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee’s, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be

required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only by written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the

unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519
(310) 605-1753 – fax.**

With copy to:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager**

To LESSEE:

**Volunteers of America
3600 Wilshire Blvd
Los Angeles, California 90010
Attn: Veronica Lara, Chief Operating Officer
(213) 389-1500**

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

IN WITNESS WHEREOF, Lessee has executed this Lease and the Owner, by its City Manager, who is authorized to do so, has executed this Lease.

VOLUNTEERS OF AMERICA/LESSEE

By _____
Veronica Lara, Chief Operating Officer

Dated: _____

**CITY OF COMPTON/OWNER
Recommended for Approval:**

By _____
Nebraska Jones, Director
General Services Department

Dated: _____

Approved by:

By _____
Willie A. Hopkins, Jr., City Manager

Dated: _____

Approved as to form:

By _____
Eric J. Perrodin, City Attorney

Dated: _____

ATTEST:

Dated: _____

By _____
Santra D. Zurita, City Clerk

**Lease Agreement – Compton Neighborhood Center Facility
600 North Alameda Street, Compton, CA 90221
March 1, 2025 – April 30, 2027 / Resolution No. ******

Encl:
Resolution No. _____

DRAFT

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO LEASE AGREEMENT
BETWEEN THE CITY OF COMPTON AND VOLUNTEERS OF AMERICA TO
PROVIDE SPACE AT THE NEIGHBORHOOD CENTER (600 NORTH ALAMEDA
STREET)**

WHEREAS, the City of Compton owns certain real property located at 600 North Alameda Street, commonly known as the “Neighborhood Center” facility, which is used as a “shared occupancy” facility, offering indoor and outside space for leasing to outside agencies, organizations, and individuals; and

WHEREAS, in November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*; and

WHEREAS, additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. and at the Neighborhood Center location, staff has identified that cost to be two dollars and two cents (\$2.02) per square foot; thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of three dollars and two cents (\$3.02) for exclusive indoor spaces; and

WHEREAS, Volunteers of America is a non-profit human services organization committed to serving people in need, strengthening families and building communities as a faith-based organization with a broad scope of support and services for all regardless of race, gender, age or religious preference. In their second century of service, Volunteers of America is one of the nation’s largest and most comprehensive human services organizations, touching the lives of more than 2 million people each year in hundreds of communities across the United States; and

WHEREAS, on December 3, 2019, the Council approved Resolution No. 25,170, which authorized the City Manager to enter into a three (3) year (i.e. July 1, 2017 through June 31, 2020) lease agreement with Volunteers of America for the exclusive use of approximately 3,411 square feet of indoor space located at the Neighborhood Center building at the monthly rental rate of One Dollar (\$1.00) per square foot for a total of Three Thousand, Four Hundred and Eleven Dollars \$3,411 per month with Volunteers responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their area. Volunteers utilizes this space for offices for their support services staff; and

WHEREAS Volunteers of America has requested to enter into a three (3) year lease agreement commencing (March 1, 2025 through April 30, 2027) to authorize the leasing of a total of 3,411 square feet of indoor space at the reduced rental rate of Two Dollars and Fifty-Two Cents (\$2.52) per square foot, which will bring the total rental amount to Eight Thousand Five Hundred and Ninety-Five Dollars and Seventy-Two Cents (\$8,595.72). Volunteers of America shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That the City Manager, upon the approval of the City Attorney is hereby authorized to enter into a three (3) year lease agreement between the City of Compton and Volunteers of America to authorize the leasing of 3,411 square feet of indoor space at 600 North Alameda Street, Compton ("Neighborhood Center" facility), at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot for the lease agreement term (i.e. March 1, 2025 through April 30, 2027).

Section 2. That commencing on March 1, 2025, the monthly lease rate shall be Ten Thousand, Three Hundred and One Dollars and Twenty-Two Cents (\$10,301.22) – i.e. Three Dollars and Two Cents (\$3.02) per square foot for the total 3411 square feet in the facility leased to Shields for Families.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement Services-Security Division and the City Attorney.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

MAYOR OF THE CITY OF COMPTON
EMMA SHARIF

ATTEST:

CITY CLERK OF THE CITY OF COMPTON
SATRA D. ZURITA

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

CITY CLERK OF THE CITY OF COMPTON
SATRA D. ZURITA



February 26, 2025

Nebraska Jones
City of Compton
205 South Willowbrook Ave
Compton, CA 90220

Re: **Intent to Lease 600 N. Alameda Street, Compton, CA 90221**
Administrative Office Space

Dear Mr. Jones,

This letter is to show our intent to lease space located at 600 N Alameda Street, Compton, CA 90221 upon execution of a Lease. The space will be used as Administrative Office Space, which consists of 3,411 square feet for the rate of \$2.52 per sq ft. for a term of 3 years effective March 1, 2025. We currently lease the space on a month-to-month basis, but require an updated lease with a specified term.

Please provide a draft lease agreement for our review. You can send it directly to Juana Rivas, Senior Property Services, email jrivas@voala.org. If you have any questions, please feel free to contact us at 213-389-7641.

Sincerely,

Veronica Lara
Chief Operating Officer



February 26, 2025

Nebraska Jones
City of Compton
205 South Willowbrook Ave
Compton, CA 90220

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Administrative Office Space

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Please provide a draft lease agreement for our review. You can send it directly to Juana Rivas, Senior Property Services, email jrivas@voala.org. If you have any questions, please feel free to contact us at 213-389-7641.

Sincerely,

Veronica Lara
Chief Operating Officer

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
VOLUNTEERS OF AMERICA**

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**OWNER**") and **VOLUNTEERS OF AMERICA OF LOS ANGELES** (hereinafter referred to as "**LESSEE**"), collectively, the "Parties."

RECITALS:

WHEREAS, the City of Compton ("**Owner**"), has under its jurisdiction certain real property located at **600 North Alameda Street, Compton, California**, also known as the "**Neighborhood Center**" facility (the "**Site**"); and

WHEREAS, on _____ the City Council adopted Resolution No. _____, which authorized the City Manager to enter into a lease agreement with the **Volunteers of America of Los Angeles** ("**Lessee**") for a period of three (3) years, commencing March 1, 2025, through April 30, 2027; and

NOW, THEREFORE, Owner and Lessee, for the consideration, terms and conditions herein described, mutually agree as follows:

WITNESSETH:

Section 1. Premises. The Owner, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee and upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

**Compton Neighborhood Center Facility
600 North Alameda Street
Compton, California 90220**

[The "**Site**"]

Lessee shall lease approximately 3,411 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises). Lessee may also have access to and use of shared public spaces within the site.

Exclusive Indoor Space:

Lease Agreement – Compton Neighborhood Center Facility
600 North Alameda Street, Compton, CA 90221
March 1, 2025 – April 30, 2027 / Resolution No. ****

LOCATION	USE	SIZE	SQUARE FEET	CHANGE
Room 1	Office	11' x 24'	264 S.F.	
Room 2	Office	10' x 12'	120 S.F.	
Room 3	Office	6' x 24'	144 S.F.	
Room 4	Office	10' x 11'	110 S.F.	
Room 5	Office	17' x 31'	527 S.F.	
Room 6	Office	17' x 25'	425 S.F.	
Room 7	Office	17' x 28'	476 S.F.	
Room 9	Office	17' x 21'	357 S.F.	
Room 10	Office	17' x 23'	391 S.F.	
Break Room		15' x 11'	165 S.F.	
Storage Room		16' x 27'	432 S.F.	

Total Current Exclusive Square Footage 3,411 Square Feet

[The “Premises”]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. Term. This Lease shall be for a term of three (3) years commencing on March 1, 2025, and shall terminate on April 30, 2027, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. Rent. During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of authorize the leasing of a total of 3411 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot, which will bring the total rental amount to Ten Thousand, Three Hundred and One Dollar and Twenty-Two Cents (\$10,301.22) per month, based on a rental rate of \$1.00 per square foot for base rental rate

plus \$2.02 per square foot for utilities [i.e. Three Dollars and Two Cents (\$3.02) per square foot] per square foot of exclusive use indoor space. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director

Payable to: City of Compton

[Please identify your Lease Site on the payment]

[Lease Site: Neighborhood Center – 600 N. Alameda St.]

Section 4. Use of Premises. Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), **(excepting legal City holidays)** for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential purposes or for any commercial purposes not stated herein. Lessee shall not use the Premises for the storage of unusable equipment or property or for the rental or storage of any type of equipment not integral to the purposes of the program.

Use of Premises at Shared Site on City Holidays and Non-Business Hours

On those dates designated by the City Council as legal City holidays, the Site (including the Premises) shall be closed. If Lessee desires to use the Premises on a City holiday or during hours not specified above, Lessee shall pay the City the costs (e.g. employees' salary) of providing access to the Premises/Site and for provision of City security (if applicable).

Lessee shall provide written notification to the General Services Department a minimum of three (3) business days in advance of its desire to use the Premises on a City holiday or during non-business building hours. Owner shall provide Lessee with an invoice for the costs owed by Lessee for access/use of the Premises on a City holiday or during non-business building hours, which shall be due and payable on receipt by the Lessee.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or

resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Owner agrees to furnish the following utilities and services at Owner's expense during normal business hours:

- a. Electricity for normal lighting and power for office use. Special or additional electrical requirements over and above the standard for general office uses will be charged directly to Lessee.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. General/shared security for the Site.

Any and all other types of utilities (e.g. telephone, cable, etc.) and services shall be at the sole expense and responsibility of the Lessee. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises and/or Site. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises and/or Site caused directly or indirectly by Lessee's utility or service provider or its equipment.

Owner shall in no way be liable or responsible for any loss, damage or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption or defect in the supply or character of the utilities and services supplied to Premises and/or Site, unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications,

Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner agrees that except for structural alterations, the Lessee may remove, during or at the expiration or other termination of the term of this Lease, or of any extension or holdover period thereof, as the case may be, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, excepting due to reasonable normal wear and tear, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations. The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the Owner under forms satisfactory to the Owner. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor

Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor's Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence and **Two Million Dollars (\$2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars (\$1,000,000.00) for each accident. Such insurance shall include coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto".

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee's use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/on or on Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

- a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is

solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.

- b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. Discrimination. The Lessee herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or

through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the Lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with referenced to the selection, location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the "Owner"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee's, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be

required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only by written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the

unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519
(310) 605-1753 – fax.**

With copy to:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager**

To LESSEE:

**Volunteers of America
3600 Wilshire Blvd
Los Angeles, California 90010
Attn: Veronica Lara, Chief Operating Officer
(213) 389-1500**

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

IN WITNESS WHEREOF, Lessee has executed this Lease and the Owner, by its City Manager, who is authorized to do so, has executed this Lease.

VOLUNTEERS OF AMERICA/LESSEE

By _____
Veronica Lara, Chief Operating Officer

Dated: _____

**CITY OF COMPTON/OWNER
Recommended for Approval:**

By _____
Nebraska Jones, Director
General Services Department

Dated: _____

Approved by:

By _____
Willie A. Hopkins, Jr., City Manager

Dated: _____

Approved as to form:

By _____
Eric J. Perrodin, City Attorney

Dated: _____

ATTEST:

Dated: _____

By _____
Santra D. Zurita, City Clerk

**Lease Agreement – Compton Neighborhood Center Facility
600 North Alameda Street, Compton, CA 90221
March 1, 2025 – April 30, 2027 / Resolution No. ******

Encl:
Resolution No. _____

DRAFT