



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Provide direction regarding a land lease with the Community Partnership for Families of San Joaquin for construction of a Family Resource Center at Blakely Park; and, to provide 40 hours in-kind project management assistance from the Public Works Department prior to execution of the lease

**MEETING DATE:** May 17, 2006

**PREPARED BY:** Management Analyst, City Manager's Office

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**RECOMMENDED ACTION:** Provide direction regarding a land lease with the Community Partnership for Families of San Joaquin for construction of a Family Resource Center at Blakely Park; and, if direction is given, to pursue the lease and then to consider providing 40 hours in-kind project management assistance from the Public Works Department.

**BACKGROUND INFORMATION:** The Community Partnership for Families of San Joaquin (CPF) was founded in 1998 to promote policies and programs that enable service providers to work together within communities. Their strategy includes building neighborhood-based teams via "resource centers". Centers have three primary functions as follows: 1) to provide for a wide-range of public and private organizations where most needed; 2) to provide support for families living in under-served areas, including parent support groups, after-school programs, GED and ESL classes; and 3) to support resident-driven efforts to address community-level problems.

The East Lodi Community Coalition is currently based in the Lodi Boys and Girls Club where it rents three offices for staff and volunteers. This site provides an opportunity for CPF to work with the families of the children served by the Boys and Girls Club, Head Start, and patrons of Blakely Park. Services coordinated at the site include public health home-visiting programs, child protective services, employment counseling, tutors, probation, mental health, gang outreach, parent advocacy and school counselors. Their patrons have become accustomed to receiving services at Blakely Park. Since its establishment four years ago, the Center and its staff have become a resource for individuals and families seeking help and guidance.

The Partnership has long sought a permanent location for an East Lodi Family Resource Center. In 1999, plans were drawn for a center at the old Lincoln School site but the project stopped with the failure of Measure Q (school construction bond) and the Lodi Unified School District was forced to apply for emergency funds and thus, prohibited from selling the site below market value. They were then offered space in a vacant educational center next to Salem Methodist Church on East Elm Street but traffic concerns were raised and that site was not used.

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APPROVED: \_\_\_\_\_

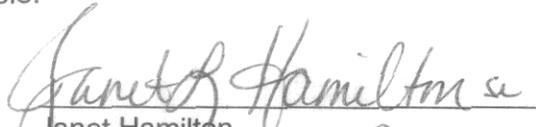
  
Blair King, City Manager

In early 2002, CPF drew up plans and submitted a proposal to Council requesting to lease the New Shanghi Restaurant for \$1 per year. The space ultimately went to Lodi Adopt-a-Child but the Partnership, later that same year, reached an agreement with the Lodi Boys and Girls Club to rent vacant office space at \$2500 per month to temporarily house operations until a permanent structure could be secured. In 2003, they presented plans for a facility immediately north of the Boys and Girls Club to the Lodi Parks and Recreation Commission but concerns were raised regarding the loss of green space at the park. The organization was then awarded \$45,000 in CDBG funds by the Council for the design of a new facility west of the Boys and Girls Club. These new plans were drafted after CPF staff collaborated with Lodi Parks and Police staff to design a facility that would house a new, more visible restroom at the park. CPF presented the new plans to the Parks and Recreation Commission in 2005 and received its support, with the case being made that many of the clients served by the Partnership were already at the site, using at least one of the other services offered there.

The Partnership has modeled this project after that of the Lodi Boys and Girls Club, which drafted a land lease in 1993 for \$1 per year, seeking approval first, from the Parks and Recreation Department, and then from the Lodi City Council. Council is asked to provide direction regarding a similar land lease with the Community Partnership for Families. In addition to the lease, the organization is requesting 40 hours of in-kind project management assistance from the Public Works Department to provide for project coordination and project review prior to the execution of a proposed lease.

**FISCAL IMPACT:** The loss of park space represents a potential opportunity cost; however, this loss of use of the park (opportunity cost) could be offset by the benefit to the community provided by the East Lodi Family Resource Center. Additionally, the project offers the City the prospect of sharing in the construction cost of a new, safer restroom facility.

**FUNDING AVAILABLE:** Not applicable.

  
Janet Hamilton  
Management Analyst 

cc: Phyllis Grupe, Board Chair, CPF  
Robina Asghar, Executive Director, CPF  
Francisco Trujillo, Lodi Site Coordinator, CPF