SUMMARY STATEMENT

ITEM NO.: DRPA-14-044           SUBJECT: Agreements for use of DRPA Properties

COMMITTEE: New Business

COMMITTEE MEETING DATE: N/A

BOARD ACTION DATE: March 19, 2014

PROPOSAL: That the Board authorizes staff to negotiate six (6) individual agreements with six (6) Philadelphia non-profit organizations permitting use of DRPA property at three (3) DRPA locations for the purpose of youth sports activities. Two of the locations are adjacent to the Walt Whitman Bridge in South Philadelphia, the third is adjacent to the Betsy Ross Bridge in Bridesburg.

PURPOSE: To enter into agreements with the Southeast Youth Athletic Association (SEYAA), Bridesburg Cougars, Delaware Valley Youth Athletic Association, Taney Youth Baseball Association, Girard Academic Music Program (GAMP) High School (School District of Philadelphia), and The Philadelphia Preparatory Charter School, permitting the use of DRPA property. Each of these groups is a non-profit organization that supports youth sports activities. If the Board approves this Resolution, the resulting real estate agreements will take effect immediately upon the effective date of this Resolution and execution of the said agreements. The said agreements will be subject to annual renewal upon DRPA Board approval. There is no cost incurred by DRPA related to these agreements. All utility-related costs (metering, installation and usage), maintenance (including trash removal, grounds keeping and mowing), cleaning, security and insurance issues are the responsibility of the named organizations, and/or their contractor(s). Under the real estate agreements, the non-profit organizations are required to provide Certificates of Insurance from their organizations and from any contractors performing services on the properties. COI renewals must be submitted annually to DRPA’s Risk Management Department.

BACKGROUND: 1) SEYAA: For over 30 years, DRPA has permitted SEYAA use of DRPA property at the Southwest corner of 7th & Bigler, at no cost to DRPA, for year-round youth sports activities. SEYAA serves 3,000 youths from all parts of the City, the Pennsylvania suburbs and New Jersey. These activities are supervised recreational activities. Volunteers staff events and maintain the facilities and provide security.
SEYAA raises its own operational money and is self-funding. Local business contributions support operational costs. Storage units are maintained and paid for by SEYAA. SEYAA pays the City of Philadelphia for all water and electric utility usage, provides the required insurance and obtains the required contractor insurance coverage for its annual carnival.

2) BRIDESBURG COUGARS: For almost 40 years, DRPA has allowed use of DRPA property located on Richmond Street, North of the BRB ramp and South of Headley Street, for use as a seasonal, supervised youth sports facility for children from 3 to 18 years of age. Over 1,000 children are Cougar Club members, including some from New Jersey. Additionally, up to 4,000 participants from visiting teams use these facilities. Activities are held only in non-winter months. Volunteers staff events and maintain the facilities and provide security. Equipment storage units and concession stand are maintained and paid for by the Cougars. Local and community businesses help with operational costs. The group recently paid for the installation of an approved electric meter that allows the club to monitor and pay PECO directly for its usage.

3) Delaware Valley Youth Athletic Association (DVYAA): Beginning in 2014, DRPA proposes that DVYAA be permitted use of DRPA property located adjacent to the Walt Whitman Bridge at the Southeast corner of 7th and Packer and bounded by Ramp “B” for use as a seasonal, supervised, youth baseball facility. For more than 40 years, this property was used by the South Philadelphia Sabres Baseball organization, a group that is no longer in operation. Since 1953, DVYAA has enabled thousands of local children to play baseball and softball and is proud of its successful “graduates” many of whom have gone on to play varsity sports in high school and college. In 2014, three players were drafted by Major League Baseball. Prior to use of DRPA’s property, the team did not have a home field. The group will offer two area high schools (GAMP and Prep Charter) and Taney Youth Baseball Association the opportunity to use the field. Taney, GAMP and Prep Charter will provide their own certificates of insurance required by the lease agreement and enter into separate lease agreements with DRPA.

The Association will provide volunteers who will staff events, maintain the facilities and provide security. Equipment storage units and concession stand components and utilities will be maintained and paid for by DVYAA. Donations from the community will help off-set operational costs. DVYAA will pay the City of Philadelphia for water and electric usage and provide the required insurance.
4) Girard Academic Music Program (GAMP) High School is a magnet school of the School District of Philadelphia. Under the supervision of Delaware Valley Youth Athletic Association (DVYAA), GAMP’s varsity baseball team will use the 7th and Packer field. GAMP has a short season and plays only after school hours. GAMP’s schedule will not conflict with the other games scheduled. GAMP will provide the insurance coverage required by DRPA agreement and enter into separate lease agreements with DRPA.

5) The Preparatory Charter School of Philadelphia (Prep Charter) is a private charter school located in South Philadelphia. Under the supervision of Delaware Valley Youth Athletic Association (DVYAA), Prep Charter’s varsity baseball team will use the 7th and Packer field. Prep Charter has a short season and plays only after school hours. Prep Charter’s schedule will not conflict with the other games scheduled. Prep Charter will provide the insurance coverage required by DRPA agreement and enter into separate lease agreements with DRPA.

6) Taney Youth Baseball Association (Taney) is a non-profit 501c(3) organization that provides more than 1,000 young athletes from Philadelphia with the opportunity to play baseball, softball and T-Ball. Under the supervision of Delaware Valley Youth Athletic Association (DVYAA), Taney will use the field located at Seventh Street and Packer Avenue. Taney has provided the insurance coverage required by DRPA and enter into a separate, subordinate (to DVYAA) lease agreement with DRPA.

SUMMARY:

- Amount: $0
- Source of Funds: N/A
- Capital Project #: N/A
- Operating Budget: N/A
- Master Plan Status: N/A
- Other Fund Sources: N/A
- Duration of Contract: One year with two one year options
- Other Parties Involved: Southeast Youth Athletic Association (SEYAA), Bridesburg Cougars, Delaware Valley Youth Athletic Association(DVYAA), Taney Youth Baseball Association, Girard Academic Music Program (GAMP) High School and The Preparatory Charter School of Philadelphia.
RESOLUTION

RESOLVED: That the Board authorizes and directs that staff negotiate appropriate real estate agreements with six (6) non-profit organizations: Southeast Youth Athletic Association (SEYAA), Bridesburg Cougars, Delaware Valley Youth Athletic Association (DVYAA), Taney Youth Baseball Association, Girard Academic Music Program (GAMP), and The Preparatory Charter School of Philadelphia, discussed in the attached Summary Statement in order to permit the said organizations to use DRPA property as described in the said Summary Statement, and be it further

RESOLVED: That the Chairman, Vice Chairman and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and Chief Executive Officer and if thereafter either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of DRPA along with the Chief Executive Officer. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

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