SUMMARY STATEMENT

ITEM NO.: DRPA-15-031 SUBJECT: Agreements for Use of DRPA Properties

COMMITTEE: New Business

COMMITTEE MEETING DATE: N/A

BOARD ACTION DATE: March 18, 2015

PROPOSAL: That the Board authorizes staff to negotiate seven (7) individual agreements with seven (7) Philadelphia non-profit organizations permitting use of DRPA property at three (3) DRPA locations for the purpose of youth sports activities. Two (2) of the locations are adjacent to the Walt Whitman Bridge in South Philadelphia; the third is adjacent to the Betsy Ross Bridge in the Bridesburg section of Philadelphia.

PURPOSE: To enter into agreements with the Bridesburg Cougars, the Delaware Valley Youth Athletic Association, the Southeast Youth Athletic Association, Taney Youth Baseball Association, Girard Academic Music Program High School (School District of Philadelphia), Philadelphia Performing Arts Charter High School/String Theory 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 (COI) from their organizations and from any contractors performing services on the properties. COI renewals must be submitted annually to DRPA’s Risk Management Department prior to use of the properties.
BACKGROUND:  

1) SOUTHEAST YOUTH ATHLETIC ASSOCIATION (SEYAA): For over 30 years, DRPA has permitted SEYAA use of the DRPA property at the Southwest corner of 7th & Bigler Streets, at no cost to the 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, maintain the facilities, and provide security. SEYAA raises its own operational money and is self-funding. Equipment storage units and concession stands are maintained and paid for by SEYAA. SEYAA pays the City of Philadelphia and PECO 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 Betsy Ross Bridge ramp and South of Headley Street, for use as a seasonal supervised youth sports facility for children from 3-18 years of age. Over 1,000 children are Cougar Club members, including young athletes 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, maintain the facilities, and provide security. Equipment storage units and concession stands are maintained and paid for by the Cougars. Local and community businesses help with operational costs. The Cougars pay the City of Philadelphia and PECO for all water and electric utility usage, and provide the required insurance. The group previously paid for the installation of an approved electric meter that allows the club to monitor and pay PECO directly.

3) DELAWARE VALLEY YOUTH ATHLETIC ASSOCIATION (DVYAA): Beginning in 2014, DRPA permitted DVYAA use of the DRPA property located adjacent to the Walt Whitman Bridge at the Southeast corner of 7th Street & Packer Avenue (bounded by ramp “B”) for use as a seasonal supervised youth sports facility. For over 40 years prior, this property was used by the South Philadelphia Sabres, a baseball organization 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 subsequently played varsity sports in high school and college. In 2014, three former DVYAA 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 three area high schools (GAMP, Preparatory Charter, and Performing Arts Charter) and one area youth baseball club (Taney...
Youth Baseball Assoc.) the opportunity to use the field. GAMP, Preparatory Charter, Performing Arts Charter and Taney Baseball Assoc. must enter into separate lease agreements with DRPA and provide their own certificates of insurance as required by the lease.

DVYAA will provide volunteers who will staff events, maintain the facilities and provide security. Equipment storage units and concession stands and utilities will be maintained and paid for by DVYAA. Donations from the community will help offset operational costs. DVYAA will pay the City of Philadelphia and PECO for water and electric usage and provide the required insurance.

4) GIRARD ACADEMIC MUSIC PROGRAM HIGH SCHOOL (GAMP): GAMP is a magnet school operated by the School District of Philadelphia. Under the supervision of the Delaware Valley Youth Athletic Association, GAMP’s varsity baseball team will use the 7th Street & Packer Avenue field. GAMP has a short season and plays only after school hours. GAMP will provide the required insurance coverage and enter into separate lease agreements with DRPA.

5) THE PREPARATORY CHARTER SCHOOL (Prep Charter): Prep Charter is a private charter school located in South Philadelphia. Under the supervision of DVYAA, Prep Charter’s varsity baseball team will use the 7th Street & Packer Avenue field. Prep Charter will provide required insurance coverage and enter into separate lease agreements with DRPA.

6) TANEY YOUTH BASEBALL ASSOCIATION (Taney): 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 the Delaware Valley Youth Athletic Association, Taney will use the field located at 7th Street & Packer Avenue. Taney will provide required insurance coverage and enter into separate lease agreements with the DRPA.

7) PHILADELPHIA PERFORMING ARTS CHARTER HIGH SCHOOL (PPACS): PPACS is a private charter school operated by String Theory Schools with locations in both Center City and South Philadelphia. Under the supervision of DVYAA, PPACS’s varsity baseball team will use the 7th Street & Packer Avenue field. PPACS will provide required insurance coverage and enter into separate lease agreements 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), The Preparatory Charter School of Philadelphia, and Philadelphia Performing Arts Charter High School (PPACS).
RESOLUTION

RESOLVED: That the Board authorizes and directs that staff negotiate appropriate real estate agreements with seven (7) non-profit organizations: Bridesburg Cougars, Delaware Valley Youth Athletic Association (DVYAA), Southeast Youth Athletic Association (SEYAA), Girard Academic Music Program (GAMP), The Preparatory Charter School of Philadelphia, and Philadelphia Performing Arts Charter High School (PPACS), discussed in the attached Summary Statement in order to permit 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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