

Item 23-0443: Request to approve lease for space at the Northland Mall by the Parks, Recreation and Facilities Management Department contingent on the approval of the Development Agreement with Fox Commons Properties, LLC

Finance Committee

Mon, Apr 24, 2023 5:30PM

Aldersperson Brad Firkus (District 3) 01:04

We have no public hearings or appearances. So, we will move on to action items starting with—excuse me—23-0443 request to approve lease for space at the Northland mall by Parks Recreation and Facilities Management Department contingent on the approval of the development agreement with Fox Commons Properties LLC.

Aldersperson Chris Croatt (District 14) 01:23

Move to approve.

Aldersperson Denise Fenton (District 6) 01:23

Second.

Aldersperson Brad Firkus (District 3) 01:24

Motion and second. Director Gazza, you want to? District five. All right.

Director Dean Gazza (Parks, Recreation, and Facilities) 01:31

Thank you chair. Pending the development of the city center area where our current dance studios is located, if that is approved and that project moves forward, then this would be required. So, what you're approving would be pending on that development agreement. So, the development agreement wouldn't occur, that project wouldn't move forward, then we would stay where we're at.

Aldersperson Brad Firkus (District 3) 01:54

All right. Alder Hartzheim.

Aldersperson Sheri Hartzheim (District 13) 01:58

Thank you, Chair. May I direct my questions directly to the director? Director Gazza, do—can you give me a feel for will this allow us to sort of keep our rates as far as what we charge for dance classes and that sort of thing? Or how does that—how do you think that will impact our participation with the folks who have their children in dance class?

Director Dean Gazza (Parks, Recreation, and Facilities) 02:22

Yes, we do see a lot of benefits of the new location that will be beneficial to the participants. So being able to have the parking, available parking without a fee. They feel it's more readily accessible. The department—I mean, the division does and so forth. We do think that.

Director Dean Gazza (Parks, Recreation, and Facilities) 02:47

Now with this, the, in the agreement, what we negotiated was to make us whole through 2023 and 24. So there would be no immediate increases. Being that the increase is relatively, I don't say small, because any dollar amount is a large amount of money. But with us paying about \$20-\$30,000 more a year rent over time, could we see some increases in fees? Possibly. But at this time, we're looking at offsetting it with some other programming.

Director Dean Gazza (Parks, Recreation, and Facilities) 03:23

And that's kind of the nature of what we do. We kind of—because of the nature of this, the overall budget, and try not to raise our operations budget, what we do is we have to we have kind of a pot of money in which we juggle to make sure we meet all of our needs. But in no means would we ever get to a point where we'd raise the rates, because we're filling that niche where we really want to get all those students that can't afford to go to a dance studio, give them that opportunity. So, we're, you know, servicing—600 kids will be at the dance recital coming up this upcoming weekend, and it just continues to grow. So, I think I think the program has been around since what I was told is the 1930s or 20s, or something like that. So, it's something that we cherish and want to keep.

Aldersperson Sheri Hartzheim (District 13) 04:13

Thank you. I was just trying to make sure that everyone was cognizant of that potential change, but obviously through 2024 we don't see any potential there. Great. Thank you.

Aldersperson Brad Firkus (District 3) 04:24

All right. Alder van Zeeland.

Aldersperson Katie Van Zeeland (District 5) 04:26

Thank you chair. I was wondering if we've looked at transportation options there. You know a lot of times I see kids coming from the bus station to dance class with a parent. Is there bus service out there that's available?

Director Dean Gazza (Parks, Recreation, and Facilities) 04:40

Yes, it's right on the bus line. So that was one of the prerequisites we were looking at for a location.

Aldersperson Katie Van Zeeland (District 5) 04:46

Thank you.

Director Dean Gazza (Parks, Recreation, and Facilities) 04:47

You're welcome.

Aldersperson Brad Firkus (District 3) 04:48

All right. Anyone else? Alder Fenton.

Aldersperson Denise Fenton (District 6) 04:50

Um, I wanted to echo in a way what Alder Hartzheim said because I do think that having that affordable option for dance instruction is really important and I would want us to be able to keep that.

Aldersperson Denise Fenton (District 6) 05:04

And my question, I'm directing it at Director Gazza, but I think that Director Homan might have some input into this too. I'm wondering if—and because Northland Mall is in my district especially—I'm wondering if the having the dance studio there, if we're anticipating perhaps any growth and attractiveness in that space overall, by having, you know, all of that traffic there.

Director Dean Gazza (Parks, Recreation, and Facilities) 05:33

I would say that talking to just to the landlord, while we were there, there was some excitement about us coming and filling that space. Definitely excitement by Kohl's with us. We'd be right next door to it. I'm sure everybody while they're waiting for their child, would take a venture through there at one time or another, and

then some of the other stores. And then there's some development that's happening out in the parking lot with some with some restaurants. So that was one of the reasons, after looking at several locations, that that kind of excited us. Though it's kind of vacant right now, we do feel like we could be part of something that starts redeveloping with some excitement with the restaurants being there, with us being there. That maybe then other people come and fill in.

Aldersperson Denise Fenton (District 6) 06:25

Thank you. Appreciate it.

Aldersperson Brad Firkus (District 3) 06:28

All right. Anyone else?

Aldersperson Sheri Hartzheim (District 13) 06:29

Did Director Homan have anything to add?

Aldersperson Brad Firkus (District 3) 06:31

Oh. Director Homan, did you have any...? Three. All right.

Director Kara Homan (Community And Economic Development) 06:37

I think Dean did a great job. Is that okay?

Director Dean Gazza (Parks, Recreation, and Facilities) 06:42

Thank you.

Aldersperson Brad Firkus (District 3) 06:42

Sounds good. All right, one last check. All right. Seeing no one else, we'll vote. All those in favor? Opposed? Abstentions? Motion passes five zero.