



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**September 21, 2021**

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**TOPIC:** Facility Use Agreement with TKO Youth Foundation for Use of a Portion of the Fitness Room at Jerome Community Center

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**AGENDA TITLE:**

Approve a Facility Use Agreement with TKO Youth Foundation for Use of a Portion of the Fitness Room at Jerome Community Center for Boxing Programs

**RECOMMENDED ACTION**

Authorize the City Manager to execute a facility use agreement with TKO Youth Foundation for use of a portion of the fitness room at Jerome Community Center for boxing programs, for a term beginning September 21, 2021 and ending September 30, 2023, for a monthly fee payable to the City starting September 1, 2022 through September 30, 2023, subject to non-substantive changes approved by the City Manager and City Attorney.

**DISCUSSION**

TKO Youth Foundation (TKO) is a non-profit California corporation founded in 1994, whose purpose is to serve as a gang prevention and after school youth program. TKO has been training local Santa Ana youth in boxing for two decades and offers educational support that includes scholarships. TKO's mission is to challenge the youth in their program to achieve their academic and athletic potential. TKO requires participants in its program to maintain a minimum grade point average and monitors their academic performance.

The City acknowledges the community need for programs such as those offered by TKO that encourage Santa Ana youth to engage in sports and offer supervised activities in a safe environment after school. The City grants TKO the limited right to use designated portions of City's Jerome Community Center Fitness Room to provide boxing classes, training, and to hold periodic tournaments pursuant to the terms of the proposed agreement. The portion of the Jerome Center Fitness Room that TKO will be authorized to use will be on a non-exclusive basis.

City staff, along with a representative from TKO, have prepared a facilities use agreement

(Exhibit 1) to allow TKO to use portions of Jerome Community Center. Below is an overview of the terms of the agreement:

- **TERM:** The term of this Agreement shall begin on September 21, 2021 and end on September 30, 2023 unless terminated pursuant to Sections 14 or 16 of the agreement.
- **FEES:** TKO will pay to City monthly its proportional share of the space for use of the facility as outlined further in Section 8 of the agreement and a fee determined by the Miscellaneous Schedule starting September 1, 2022 per month for use of the Facility. All payments shall be made by the first day of each month in the form of a cashier's check or ACH electronic transfer made payable to "City of Santa Ana."
- **USE OF FACILITY:** TKO will use the Jerome Community Center Fitness Room for boxing programs. TKO will install a boxing ring (400 square feet), weights and other strength training equipment (192 square feet), and speed bag mounts for heavy boxing bag and speed bags (636 square feet). TKO will utilize a storage space (149 square feet) and City lockers exclusively for the boxing program. TKO will be allowed to make certain non-permanent improvements to the facility as mutually agreed upon in writing. These improvements include installation of a boxing ring, punching bags.
- **SERVICES:** TKO will provide boxing programs Monday through Friday from 2 to 7 p.m., except when the community center is closed. TKO will provide programs for youth, amateur, and professional boxers. Boxing Program services will be funded through annual membership fees (\$55) charged to each participant and payable to TKO. TKO will provide boxing programs to approximately 200 participants annually and volunteer staff to conduct programs.

### **ENVIRONMENTAL IMPACT**

There is no environmental impact associated with this action.

### **FISCAL IMPACT**

Due to the fact that the monthly fee will commence on September 1, 2022, the amount of the monthly fee will be determine at the time that the fiscal year 2022-2023 miscellaneous fee schedule is available. Funds will be deposited in the Parks, Recreation and Community Services, General Fund Revenue Account (No. 01113002-57361-PRCSA Recreation Facility Rental).

### **EXHIBIT(S)**

1. Facility Use Agreement

Submitted By: Lisa Rudloff, Executive Dir. of Parks, Recreation and Community Services

Approved By: Kristine Ridge, City Manager