



Midpeninsula Regional
Open Space District

R-15-146
Meeting 15-25
October 14, 2015

AGENDA ITEM 6

AGENDA ITEM

Approval of Assignment and Amendment of the Bear Creek Stables Rental Agreement

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in dark ink, appearing to be "GSA".

Authorize the General Manager to Approve the Assignment and Amendment of the Bear Creek Stables Rental Agreement from Glenda Smith to Pamela Ashford.

SUMMARY

For the last 16 years, Glenda Smith has managed Bear Creek Stables. Recently she relocated from the Bay Area to Washington State. Glenda had hoped that the timing of her full departure from the Bay Area coincided with the District's award of a long term lease of the stables to a new tenant as part of a Request for Proposals process. Because the development of the Site Plan is still in process, Glenda requested that the District consider assigning the Bear Creek Stables Rental Agreement (Agreement) for the stables to an interim manager, Pamela Ashford. Staff met with the boarders of the stables on Monday, September 21, 2015 to discuss the transition and to answer any questions the boarders may have regarding this new arrangement. If approved, the Assignment would be effective on November 1, 2015.

MEASURE AA

The Assignment of the Agreement for Bear Creek Stables is not a Measure AA project.

DISCUSSION

The District entered into an Agreement with Paul and Glenda Smith on December 13, 1999. Since then, Mr. Paul Smith passed away and Glenda has been managing the stables under this month-to-month agreement for the last 16 years, along with a caretaker, Erfert Fenton, and co-manager, Jenny Whitman.

Recently, Glenda relocated to Washington and was hoping that the timing of her full departure from the Bay Area would coincide with the District's award of a long-term lease of the stables to a new tenant as part of a Request for Proposals process. However, the approved schedule for completing the site planning process has pushed the date for the District to award the lease to a new tenant to the summer of 2016. Glenda indicated that this schedule would not work with her plans, and on July 17, 2015, Glenda requested the District assign the Agreement to an interim stable manager. In early September, Glenda proposed Pamela Ashford for consideration. Both the current caretaker, Erfert Fenton, and co-manager, Jenny Whitman, agreed that Ms. Ashford

would be a good choice for interim stable manager. On September 21, 2015, District staff met with the boarders, current management staff, and Ms. Ashford to present the arrangement for interim management of the stables and to answer any questions of the boarders. As part of the assignment, all boarders will be resubmitting their boarding agreements to Ms. Ashford and the District to provide an updated list of boarders going forward.

If approved, the assignment would go into effect on November 1, 2015. The Agreement will continue as a month-to-month arrangement, as before.

FISCAL IMPACT

Current rent for Bear Creek Stables is \$2,150 per month or \$25,800 annually. The rent is proposed to remain unchanged during the period of assignment.

BOARD COMMITTEE REVIEW

This interim Assignment and Amendment was not presented to the Real Property Committee as this action is time sensitive and available staff time was directed to working with the Bear Creek Stable boarders to ensure a successful interim arrangement for presentation to the full Board.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Also, Bear Creek Stable boarders, Bear Creek Redwoods equestrian interested parties and adjoining property owners have been mailed a copy of the agenda for this public meeting. No additional notice is required.

CEQA COMPLIANCE

The proposed action is not a project under the California Environmental Quality Act (CEQA) and no environmental review is required.

NEXT STEPS

If approved by the Board of Directors, the General Manager will enter into an Assignment of the Bear Creek Stables Agreement assigning Pamela Ashford as of November 1, 2015 as the new interim manager of the stables.

District staff will work with Ms. Ashford to create a current roster of stable boarders.

Responsible Department Head:
Michael Williams, Real Property Manager

Prepared by:
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