



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

---

June 10, 2021

TO: Supervisor Hilda L. Solis, Chair  
Supervisor Holly J. Mitchell  
Supervisor Sheila Kuehl  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

FROM: Norma E. García-González  
Director

SUBJECT: **REPORT BACK ON BOARD MOTION FOR ECONOMIC RELIEF FOR SMALL BUSINESSES/CONCESSIONAIRES OF COUNTY-OWNED AND COUNTY-OPERATED PARKS AND RECREATION FACILITIES (ITEM 14, AGENDA OF JULY 21, 2020)**

On July 21, 2020, the Board of Supervisors (Board) adopted a motion by Los Angeles County Supervisor Janice Hahn to: (1) direct the Department of Parks and Recreation (DPR) to evaluate the requests for economic relief from non-golf operators, concessionaires, and lessees (Operators) of County-owned and County-operated facilities due to the impacts of the COVID-19 pandemic; (2) authorize the Director of Parks and Recreation (Director), in consultation with the Chief Executive Office and County Counsel, to implement appropriate economic relief measures for up to 90-days from the day of the motion, to assist DPR's Operators in mitigating the economic impacts of the COVID-19 pandemic, which may include without limitation, the deferral, forbearance, abatement, and/or adjustment of minimum and other rent requirements, the deferral of required lump-sum contributions for capital improvement funds, and the waiver of any late payment fees; (3) delegate the authority to the Director, or designee, to execute amendments, upon approval as to form by County Counsel, to concession, operating, and lease agreements (Agreements) to provide the appropriate economic relief; (4) delegate the authority to the Director, or designee, to execute amendments, upon approval as to form by County Counsel, to Agreements for the utilization of non-golf improvement funds, which include without limitation, capital improvement funds, currently deposited in various DPR accounts, to mitigate the impact of the economic relief to DPR's Operating Budget; and (5) report back to the Board in 90-days regarding all measures implemented during the period specified in the motion and recommendations for additional relief thereafter, if appropriate.

Subsequently, on October 20, 2020 and February 17, 2021 DPR was granted extensions for the 90-day report back to the Board. These extensions were necessary to align the timelines of economic relief for both non-golf and golf Operators. This ensured that the basis, type, and levels of economic relief were consistent with golf and non-golf Operators, to avoid potential renegotiation. The Board authorized DPR to take action on the economic relief for the golf Operators on December 8, 2020. Subsequently, a golf industry consultant finalized a report in April 2021 that provided economic relief recommendations. Consistent with this report and the consultant recommendations, DPR offered relief to both the non-golf and golf Operators in May 2021.

DPR received requests for relief from ten non-golf Operators who operate 16 County facilities. Pursuant to the July 21, 2020 motion, DPR negotiated relief in the form of forbearance (waiver) or deferral with these Operators as indicated below.

Forbearance

The non-golf Operators, which are listed below, requested and were granted relief in the form of forbearance (waiver) for the months during which the respective facilities were impacted by the mandated COVID-19 related closures. DPR waived the monthly minimum rent requirements and any applicable late fees for the months affected by the closure period. For the months in which the respective facilities were not closed the entire month, the Operators will pay the percentage rent based on actual revenue generated at each facility. The amount of forbearance/waivers of rent to these Operators totals \$521,383.97.

|  |   |
|--|---|
| OakTree Gun Club                           | Whittier Narrows Recreation Area (WNRA)<br>Trap and Skeet |
| Pyramid Enterprises                        | Castaic Lake Boat Rentals                                 |
| Wheel Fun Rentals                          | Frank G. Bonelli Boat Rentals                             |
| Wheel Fun Rentals                          | Santa Fe Dam Food, Boat, and Bait                         |
| Wheel Fun Rentals                          | WNRA Food, Boat, and Bait                                 |
| California State University,<br>Northridge | Castaic Lake Boating Instruction and Safety<br>Center     |
| Hollywood Heritage, Inc.                   | Hollywood Heritage History Museum Land                    |
| Palace Entertainment                       | Frank G. Bonelli Water Theme Park                         |
| iTennis, Inc.                              | WNRA Tennis Center  |
| iTennis, Inc.                              | Arcadia Park Tennis Center                                |
| iTennis, Inc.                              | Don Knabe Tennis Center                                   |

Deferral

Urban Park Concessionaires (UPC), the Operator of the Bonelli Recreational Vehicle Park, requested relief in the form of a six-month deferral of the \$1,000,000 million capital improvement fund contribution from June 1, 2020 to January 1, 2021. UPC submitted the required contribution in January 2021.

No Relief

The following Operators' request for relief were not granted as their respective facilities remained open throughout the pandemic and the financial impact during the pandemic was minimal in most cases when compared to the same period last year. These Operators continued to collect fees and other revenues, maintain the facilities and pay operating expenses while generating positive net operating income.

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Hacienda Sosegado Inc.           | WNRA Equestrian Center               |
| Hacienda Sosegado Inc.           | Peter F. Schabarum Equestrian Center |
| Stephens Equestrian Center, Inc. | Marshall Canyon Equestrian Center    |
| Stephens Equestrian Center, Inc. | Frank G. Bonelli Equestrian Center   |

If you have any questions, please contact me at (626) 588-5337 or you may contact Ms. Malou Rubio, Administrative Deputy at (626) 588-5293.

NEGG:AB:MR  
RL:rc

- c: Board of Supervisors, Executive Office (C. Zavala)
- Park Deputies (G. Duran-Medina, L. Muraida, M. Chong-Castillo, M. Baucum, S. Nemer)
- Chief Executive Office (C. Yen, D. Wei)
- County Counsel (R. Allen)
- Parks and Recreation (R. Lopez)