

Agenda Report

TO: CITY COUNCIL
FROM: CITY MANAGER
SUBJECT: PACIFIC CLINICS LEASE AGREEMENT

DATE: JUNE 28, 1999

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to secure a lease agreement, under the terms described in Attachment A, with Pacific Clinics. This lease shall be for occupancy on the second floor of building one in the Pasadena Community Health Center.

BACKGROUND

Pacific Clinics is a local non-profit behavioral health provider with a great regional reputation. The organization currently leases space in building three on the first floor of the Pasadena Community Health Center. The proposed occupancy is a partnership with D'Veal Family and Youth Services Inc. to provide behavioral health services for local youth residing in the Northwest area. The space, located directly above the Public Health Department's Alcohol Recovery Program, will have family counseling offices, group rooms, a staff lounge, conference room and a reception area.

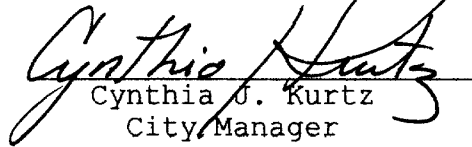
Approval of staff's recommendation will complete occupancy of building one in the Pasadena Community Health Center. Terms of the lease are in Attachment A. City staff has reviewed the schematic design report and provided Pacific Clinics with the cost for tenant improvements. Pacific Clinics will pay all costs for tenant improvements within the first six months of occupancy.

2 City Council

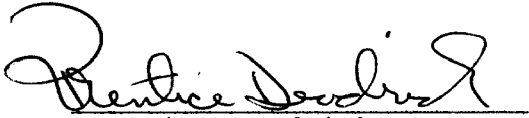
FISCAL IMPACT

Approval of staff's recommendation will increase revenue from the health center. Part of this revenue will pay debt service on the bonds used to rehabilitate the entire health center complex. The income will reduce general fund contributions currently paid because of vacancy.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


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