

Agenda Report

TO: CITY COUNCIL DATE: NOVEMBER 15, 2004

FROM: CITY MANAGER

SUBJECT: CITY OF PASADENA LEASE OF MEDICAL OFFICE SPACE TO
D'VEAL FAMILY AND YOUTH SERVICES AT THE PASADENA
COMMUNITY HEALTH CENTER, 1855 NORTH FAIR OAKS
AVENUE

RECOMMENDATION

It is recommended that the City Council take the following action:

1. Approve a three-year Lease with a three-year option to extend to D'Veal Family and Youth Services (D'Veal) for medical office space at the Pasadena Health Center.
2. Authorize the City Manager to execute the Lease and all other documents pertaining thereto and to perform such other and further acts as required under the Lease.

RECOMMENDATION OF THE NORTHWEST COMMISSION

Staff presented this item to the Northwest Commission at its November 9, 2004 meeting. The Northwest Commission recommended that the City Council approve the proposed lease to D'Veal.

BACKGROUND

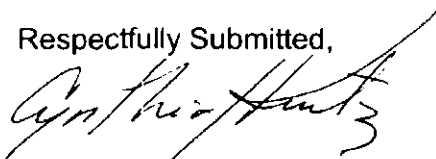
Women, Infants and Children's Program (WIC) recently moved its satellite office at the Pasadena Community Health Center creating a vacancy in Building No.3. D'Veal is currently a tenant at the Health Center and is in need of additional office space. Discussions with the Director of the Health Department revealed that D'Veal would be a good choice to occupy the available space and expand its behavioral health services at the Pasadena Community Health Center thus enhancing services to the Pasadena community at large.

The medical office space to be leased to D'Veal contains 1,167 rentable square feet and is freshly painted and improved in a configuration that is acceptable for their use without modification. The full service gross lease calls for the City to provide utilities and janitorial services and includes three unreserved parking spaces. The lease will be for three years with a three-year option to extend. The commencement date is proposed to be December 1, 2004.

FISCAL IMPACT

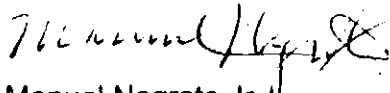
Approval of staff's recommendation will increase revenue to the Health Department and Fund. Rent during the first year will be \$23,100 and years two and three will be subject to annual CPI increases. All rent will be returned to the Health Fund.

Respectfully Submitted,



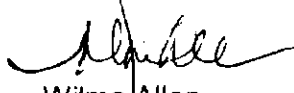
CYNTHIA J. KURTZ
City Manager

Prepared By:



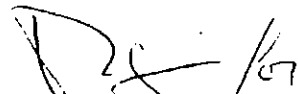
Manuel Negrete Jr.
Real Property Manager

Concurred By:



Wilma Allen
Director of Public Health

Reviewed By:



Richard Bruekner
Director of Planning & Development