

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 10, 2000

FROM: CITY MANAGER

SUBJECT: LEASE AGREEMENT FOR OFFICE SPACE AT 500 N. LAKE TO
ESTABLISH A DAY LABOR EMPLOYMENT SITE

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a lease agreement with TOVA, LLC, David Pourbaba, General Partner for office space at 500 N. Lake, to establish a site for the solicitation of work by Day Laborers. This recommendation is contingent on the American Friends Service Committee developing and funding an operational plan for the site.

BACKGROUND:

Several years ago citizens and City staff met for several weeks looking for a location to establish a day labor operations facility. The facility would allow day labors to solicit employment in an organized manner. This action came in response to concerns by citizens that the ongoing solicitation of employment on the public right of way along Villa Street had become an unsafe situation for residents, business owners and day laborers. There was concern that day laborers had to compete aggressively to get employment opportunities from customers driving down the street. There was also concern that the employer would not pay the laborers the amount agreed and sometimes abused the day laborers. Finally, day laborers would stand for many hours each day without food or restroom facilities.

In response to the concerns enumerated above, the City organized a committee to find a location that would allow day laborers to solicit employment in an organized manner. A facility would also allow day labors to receive training and other services when work was not available. The committee selected a site, however, neighborhood

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opposition to the location prevented the site opening. Day laborers continue to solicit employment on the public sidewalk along Villa from Fair Oaks to El Molino.

In April, the City Manager directed staff to organize a Day Labor Site Review Committee to investigate alternative locations for centralized day labor operation. A committee formed comprised of business owners, residents, social service providers and day laborers (attached). The Day Labor Site Committee recommended to the City Manager that 500 N. Lake open as the day labor employment office (see attached report).

City staff inspected the property and reviewed all land use regulations. The proposed use of this property complies with City zoning codes and the North Lake Specific plan. Staff has negotiated with the property owners and established terms for a lease agreement (see attachment). Staff is recommending the City agree to a five-year lease with an "out option" after the third year.

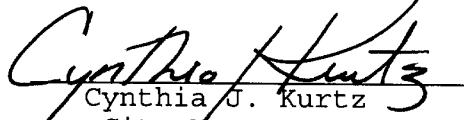
The site will operate through a collaboration of several organizations. The American Friends Service Committee, The Institute of Popular Education of Southern California (IPESC), Ecumenical Council, Affordable Housing Services and Flintridge Foundation will work together to develop funding. The funding will provide staff to organize the laborers, provide training, marketing, develop long term self-sufficiency strategies and cover other operating costs. IPESC will be the non-profit organization responsible for day to day operation. Partnership between the collaborative and the City of Pasadena will ensure the success of the site. CHCG Architect and Valencia, Perez and Echeveste are two business firms that have committed in-kind professional assistance to ensure the successful implementation and growth of the operation.

FISCAL IMPACT:

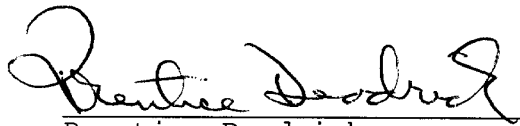
The project is a HUD eligible economic development activity. General Funds are available in the Northwest Program's Economic Development Activity Fund for the remainder of FY 2000. The City Manager will recommend future funding for FY 2001 and FY 2002 from Community Development Block Grant funds. Approval of this recommendation will require future appropriations by City Council of CDBG funds.

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Respectfully submitted


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City Manager

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