



file

OFFICE OF THE CITY MANAGER

July 29, 1999

Ms. Versie Mae Richardson
The Alkebu-lan Cultural Center
1435 North Raymond Avenue
Pasadena, California 91103

Dear Ms. Richardson:

This is in response to your letter requesting a 99-year lease from the City of Pasadena for the Alkebu-lan Cultural Center at 1435 North Raymond Avenue.

The existing lease, which began January 1, 1994, is for a term of 10 years with a 5-year option. Exercise of the option will carry the lease through February of 2009.

Under the Municipal Code, the lease of City property for a period greater than 15 years requires that the property be declared "surplus real property" by the City Council. This process is quite lengthy and requires that all City departments, public agencies, and educational institutions in the area, are informed of the availability of the property and that after going through the process it be offered on an open competitive basis.

The City is not in the position to go through that process at this time. However, the City will consider extending the option to 10 years, which would carry the lease through February 2114.

If you wish to pursue the possibility of the option extension, please contact Manuel Negrete, the City's Real Property Manager at (626) 744-4660.

Sincerely,

CYNTHIA J. KURTZ
City Manager

xc: Richard Bruckner, Director of Housing and Economic Development
Manuel Negrete, Housing and Economic Development Department

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THE Alkebulan
CULTURAL CENTER
1435 North Raymond Avenue
Pasadena, CA 91103
(626) 794-9570
Fax (626) 794-4460

motto:
"KNOW THYSELF"

May 27, 1999

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Ms. Cynthia Kurtz
Pasadena City Manager
100 North Garfield Ave. Rm. 237
Pasadena, California 91109

Dear Ms Kurtz,

As you know Alkebu-lan Cultural Center has a short term lease with Pasadena on the old Fire Station located at 1435 North Raymond Avenue, Pasadena. I am writing this letter to ask the City for a 99 year lease.

We are starting a Major Capital Campaign to raise money to develop PHASE 11 of the renovation of the fire station. PHASE 11 will be a 99 seat theater, 5 practice rooms on the lower level and class rooms, arts and crafts room on the upper level.

A long term lease is needed before donors will donate large quantities of money or services.

Alkebu-lan will continue to serve North-West Pasadena's children with tutoring and the arts of dance, drama and music.

If there is anything else you need, please call at 794-9570

Sincerely,



Versie Mae Richardson
Founder / President