



City of Arts & Innovation

# City Council Memorandum

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**TO:** HONORABLE MAYOR AND CITY COUNCIL      **DATE:** NOVEMBER 10, 2020

**FROM:** PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT      **WARD:** 2

**SUBJECT:** LEASE AGREEMENT WITH INLAND EMPIRE LATINO LAWYERS, INC. FOR 555 SQUARE FEET AT CESAR CHAVEZ COMMUNITY CENTER AT BOBBY BONDS PARK, FOR THE TERM OF SEPTEMBER 18, 2020 THROUGH SEPTEMBER 17, 2023, WITH THE OPTION TO EXTEND FOR TWO ADDITIONAL ONE-YEAR TERMS, FOR A TOTAL LEASE REVENUE OF \$17,636.28

**ISSUE:**

Approve a Lease Agreement with Inland Empire Latino Lawyers, Inc. to lease 555 square feet at Cesar Chavez Community Center at Bobby Bonds Park from September 18, 2020 through September 17, 2023 with the option to extend for two additional one-year terms generating a total revenue of \$17,636.28.

**RECOMMENDATIONS:**

That the City Council:

1. Approve a Lease Agreement with Inland Empire Latino Lawyers, Inc. for 555 square feet at Cesar Chavez Community Center at Bobby Bonds Park for a three-year term with two one-year options to extend in the amount of \$17,636.28; and
2. Authorize the City Manager, or his designee, to execute the Lease Agreement with Inland Empire Latino Lawyers, Inc., including making minor non-substantive changes and to execute the optional two one-year extensions.

**BACKGROUND:**

On September 18, 2012, Council approved a Lease Agreement with Inland Empire Latino Lawyers, Inc. allowing the lease of 555 square feet of office space at the Cesar Chavez Community Center located within Bobby Bonds Park at 2060 University Avenue, for \$3,929.40 annually.

On December 12, 2019, a second amendment to the agreement was executed, completing the contract term.

On August 5, 2020, Inland Empire Latino Lawyers, Inc. notified Parks, Recreation and Community Services Department (PRCSD) Staff they would like to renew the contract to lease property at Cesar Chavez Community Center.

**DISCUSSION:**

Inland Empire Latino Lawyers, Inc. are one of several tenants at Cesar Chavez Community Center providing free services benefitting Riverside residents. Specifically, each Wednesday, Inland Empire Latino Lawyers, Inc. provides clinics to Riverside residents, which include the following services:

1. Civil Law – unlawful evictions, wage garnishments;
2. Legal Aid – volunteer attorneys;
3. Expungements – reopen criminal cases, dismisses and sets aside the conviction, and recloses the case without a conviction;
4. Domestic Violence – assistance with domestic violence, elder or child abuse;
5. Family Law – assistance with protection orders, dissolution of marriage, paternity matters, child custody and visitation disputes; and
6. One Step Further Program – provides legal services to qualifying parents under the age of 19, who are currently enrolled in school.

PRCSD confirms the services provided by Inland Empire Latino Lawyers, Inc. benefits the Riverside community, and the Department is agreeable to continuing the lease agreement with annual lease increases.

**FISCAL IMPACT:**

The lease agreement will generate revenue in the amount of \$17,636.28 for the total contract term, which will be deposited into the General Fund Land and Building Rental Revenue Account No. 5205000-373100.

	<b>Monthly Revenue</b>	<b>Annual Revenue</b>
September 18, 2020 - September 17, 2021	\$466.20	\$5,594.40
September 18, 2021 - September 17, 2022	\$489.51	\$5,874.12
September 18, 2022 - September 17, 2023	\$513.98	\$6,167.76
<b>Grand Total</b>		<b>\$17,636.28</b>

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director  
 Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
 Approved by: Rafael Guzman, Assistant City Manager  
 Approved as to form: Gary G. Geuss, City Attorney

Attachment: Lease Agreement