



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: OCTOBER 3, 2017**

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

**SUBJECT: FIRST AMENDMENT TO LEASE AGREEMENT WITH COMMUNITY CONNECT FOR 3,236 SQUARE FEET OF SPACE TO PROVIDE COMMUNITY SERVICES AT CESAR CHAVEZ COMMUNITY CENTER EXTENDING THE LEASE UNTIL SEPTEMBER 8, 2018, WITH THE OPTION TO EXTEND THE TERM FOR TWO ADDITIONAL ONE-YEAR TERMS FOR A TOTAL ANNUAL LEASE REVENUE OF \$26,017.44 IN 2017-2018, \$27,386.76 IN 2018-2019 AND \$28,828.08 IN 2019-2020**

## **ISSUE:**

Approve First Amendment to the Lease Agreement with Community Connect to extend the lease to September 8, 2018, with the option to extend the term for two additional one-year terms, for a portion of the property at the Cesar Chavez Community Center, generating \$26,017.44 in 2017-2018, \$27,386.76 in 2018-2019 and \$28,828.08 in 2019-2020, in revenue annually.

## **RECOMMENDATIONS:**

That the City Council:

1. Approve the First Amendment to the Lease Agreement with Community Connect allowing an option to extend the term for two additional one-year terms; and
2. Authorize the City Manager, or his designee, to execute necessary documents for the First Amendment to the Lease Agreement with Community Connect.

## **BACKGROUND:**

On September 10, 2012, City Council approved a Lease Agreement with Community Connect allowing the lease of 5,045 square feet of space in Rooms 101, 207, 208, 209, 209A, 212 and 214 at the Cesar Chavez Community Center, for \$35,223.00 annually. The current lease expired June 30, 2017.

Community Connect has requested to use only Rooms 101, 207, 208 and 212 at the Cesar Chavez Community Center, reducing the rented square footage by 1,809 to a new total of 3,236

square feet.

**DISCUSSION:**

Parks, Recreation and Community Services Department (PRCSD) confirms that the services provided by Community Connect benefit the Riverside community, and the Department is agreeable to continuing the Lease Agreement with the reduced square footage and optional term extensions.

The City uses these properties for space from which various nonprofit organizations or associations operate programs that benefit the citizens of Riverside. For example, these centers are currently providing office space for Latino Lawyers, Inc., John Muir Charter School, Riverside County Office of Education, Family Service Association, and Women, Infants and Children (WIC). Community Connect provides many platforms of social services and community support, such as working in diverse focus areas, volunteerism, housing, long-term senior care, transportation, community service, and professional development.

**FISCAL IMPACT:**

There is no impact to the General Fund as the revenues are already included in the FY 2017-2018 budget. The annual revenues in the amount of \$26,017.44 in 2017-2018, \$27,386.76 in 2018-2019 and \$28,828.08 in 2019-2020 from the lease will be deposited into the Park Rental Revenue Account No. 0000101-343610.

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director  
Certified as to  
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer  
Approved by: Alexander T. Nguyen, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachment: First Amendment to Lease Agreement