



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 17, 2019

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

SUBJECT: SECOND AMENDMENT TO LEASE AGREEMENT WITH INLAND EMPIRE LATINO LAWYERS, INC., TO LEASE AN ADDITIONAL 694 SQUARE FEET AT CESAR CHAVEZ COMMUNITY CENTER THROUGH SEPTEMBER 17, 2020 FOR A TOTAL ADDITIONAL LEASE REVENUE OF \$5,224.23.

ISSUE:

Approve a Second Amendment to the Lease Agreement with Inland Empire Latino Lawyers, Inc., to lease an additional 694 square feet at the Cesar Chavez Community Center through September 17, 2020 to be used for programs benefitting the citizens of the City of Riverside; generating \$5,224.23 in additional lease revenue.

RECOMMENDATIONS:

That the City Council:

1. Approve the Second Amendment to the Lease Agreement with Inland Empire Latino Lawyers, Inc. to lease an additional 694 square feet at Cesar Chavez Community Center through September 17, 2020 for additional lease revenue in the amount of \$5,224.23; and
2. Authorize the City Manager, or his designee, to execute necessary documents for the Second Amendment to the Lease Agreement with Inland Empire Latino Lawyers, Inc., including making minor and non-substantive changes.

BACKGROUND:

On September 18, 2012, City 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 May 2, 2017, City Council approved a lease extension through September 17, 2020, generating a total of \$15,889.92 of revenue for a three-year period.

Inland Empire Latino Lawyers, Inc. are one of several tenants at Cesar Chavez Community Center providing free services benefitting Riverside residents. Specifically, Inland Empire Latino Lawyers, Inc. offers a free legal clinic and a free expungement clinic on a weekly basis.

Inland Empire Latino Lawyers, Inc. offers the following services to Riverside residents:

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.

DISCUSSION:

The need for services has grown and the Inland Empire Latino Lawyers Inc. has requested an additional 694 square feet of space. The Parks, Recreation and Community Services Department confirms that the services provided by Inland Empire Latino Lawyers, Inc. benefit the Riverside community and the Department is agreeable to increasing the amount of rental space. The Second Amendment to the Lease Agreement is to increase the rental space by 694 square feet through September 17, 2020 and increase in the monthly rental rate by \$580.47, generating an additional \$5,224.23 for the term of the agreement.

FISCAL IMPACT:

The additional revenue in the amount of \$5,224.23 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: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Second Amendment