



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: AUGUST 6, 2024**

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT **WARD: 6**

SUBJECT: FIRST AMENDMENT TO THE LEASE AGREEMENT WITH COUNTY OF RIVERSIDE AT THE ARLANZA YOUTH AND FAMILY RESOURCE CENTER, LOCATED AT BRYANT PARK, FOR RIVERSIDE UNIVERSITY HEALTH SYSTEM'S – WOMEN, INFANTS AND CHILDREN (WIC) NUTRITION SERVICES PROGRAMS IN THE AMOUNT OF \$6,605.17 PER MONTH FOR THE TERM OF SEPTEMBER 1, 2024 THROUGH AUGUST 31, 2025

ISSUE:

Approve the First Amendment to the Lease Agreement with County of Riverside at the Arlanza Youth and Family Resource Center, located at Bryant Park, for Riverside University Health System's (RUHS) Public Health – Women, Infants and Children (WIC) to be used for Nutrition Services Programs, for rent of \$6,605.17 per month for the term of September 1, 2024 through August 31, 2025.

RECOMMENDATIONS:

That the City Council:

1. Approve the First Amendment to the Lease Agreement with the County of Riverside for rent of \$6,605.17 per month for the term of September 1, 2024 through August 31, 2025, with four one-year options to extend; and
2. Authorize the City Manager, or designee, to execute necessary documents for the Lease Agreement with the County of Riverside.

BACKGROUND:

On October 17, 2023, City Council approved the Lease Agreement for the term of September 1, 2023 through August 31, 2024, with the County of Riverside, for the Arlanza Youth and Family Resource Center at 7801 Gramercy Pl., Suite C.

The County of Riverside has requested to extend the agreement for an additional year per the terms of their original lease agreement.

DISCUSSION:

The RUHS Public Health – Women, Infants and Children (WIC) offers various nutrition service programs at this facility, located at Bryant Park. On average, 4,574 families are served monthly in the WIC program. Services provided include childcare, free screenings for vision, dental, and hearing, parenting classes, and nutrition services.

The lease consists of 3,136 square feet of office space.

The City uses this property for office space from which various non-profit corporations or associations operate programs that benefit the citizens of Riverside. Agencies enhance equity by providing educational and social services for members of the community. For example, this center is currently providing office space for John Muir Charter School and Family Service Association. The City and County of Riverside, RUHS Public Health – Women, Infants and Children (WIC) mutually wish to execute the extension to the Lease Agreement commencing September 1, 2024 through August 31, 2025.

STRATEGIC PLAN ALIGNMENT:

The lease agreement with the County of Riverside, RUHS Public Health – Women, Infants and Children (WIC) contributes to **Strategic Priority 2 – Community Well Being**, which strives to ensure safe and inclusive neighborhoods where everyone can thrive.

Lease agreements with non-profits contribute to **Goal 2.5** of the strategic plan by creating a partnership that contributes to the community's social service needs. Food, nutrition counseling, and access to health services are provided to low-income women, infants, and children, and addresses social service needs of the community.

The item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – Nutrition education and services, as well as health care referrals are a critical need for many families. This lease agreement assists the community by supporting agencies who can provide social services to low-income families.
2. **Equity** – This lease agreement makes nutrition services and free health referrals accessible for families at or below the federal poverty level.
3. **Fiscal Responsibility** – Lease agreements generate rental income for the City assisting in offsetting costs for facility maintenance and lease administration.
4. **Innovation** – Lease agreements with other agencies assist the City in providing social services to address the community's needs.
5. **Sustainability & Resiliency** – This lease agreement partners City of Riverside and the County of Riverside – WIC, in ensuring critical social service needs will continue to be met and accessible to the community.

FISCAL IMPACT:

The total fiscal impact of this one-year agreement is revenue in the amount of \$79,262.04. The funds will be deposited into the General Fund, Parks & Recreation-Recreation, Land & Building Rental revenue account number 5205000-373100.

The table below illustrates the potential future revenue should the optional lease extensions be exercised.

Term	Monthly Rate	Annual Revenue
September 1, 2023 - August 31, 2024	\$6,381.81	\$76,581.72
September 1, 2024 - August 31, 2025	\$6,605.17	\$79,262.04
September 1, 2025 - August 31, 2026	\$6,836.35	\$82,036.20
September 1, 2026 - August 30, 2027	\$7,075.62	\$84,907.44
September 1, 2027 - August 30, 2028	\$7,323.27	\$87,879.24
Total		\$410,666.64

Prepared by: Anthony Zamora, Deputy Director
 Approved by: Pamela M. Galera, Parks, Recreation and Community Services Director
 Certified as to
 availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

Attachment: First Amendment