

AGENDA



Thursday, September 30, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 4

Subject: Authorize the negotiation and execution of a ten (10) year lease renewal with one (1) option to extend for an additional ten (10) years with PLANNED PARENTHOOD, INC, for the use of a City-owned .35 acre tract of land improved with a 3,720 square foot free standing building located at 1823 E. 7th Street, for the purpose of operating a family planning clinic. The lease revenue is \$1 annually.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Dean Harris 974-7061, Lauraine Rizer 974-7078, Sarah Terry 974-7141

Prior Council Action: June 15, 1972- original lease approved
December 9, 1981- lease renewal approved

This City-owned 3,720 square foot building was constructed circa 1940. Planned Parenthood has occupied this facility for family planning counseling and client testing since fall of 1972. Building maintenance and repairs are the responsibility of Planned Parenthood. Such maintenance and repairs in the recent past have included painting the interior and exterior of the building, installing exterior lighting, repairing exterior sheet metal on the building, installing new roofing at the entry, installing new carpet tiles, making repairs to the main roof, replacing vinyl tile flooring, adding new landscaping, installing new awning at the entry, installing new sinks & faucets in the laboratory and kitchen, installing access control and security camera system and replacing the heating and air conditioning system. The facility is currently leased to Planned Parenthood for \$1 annually, and that arrangement would continue under the proposed terms.

The lease is currently month-to-month, and if approved, a ten-year renewal period would expire October 2020, with an additional ten-year extension option remaining thereafter. The proposed terms also require that a sidewalk be constructed by Planned Parenthood to provide access from the nearby bus stop to the facility entrance without clients having to use the parking lot as a path of travel.