

## CITY COUNCIL

APPROVAL OF A LEASE AGREEMENT WITH CHILD  
FAMILY COMMUNITY, INC. ON A PORTION OF CITY  
OWNED PROPERTY LOCATED AT 1225 FULTON ROAD  
AND AUTHORIZATION FOR THE CITY MANAGER TO  
EXECUTE THE LEASE AGREEMENT

AUGUST 6, 2019



Jill Scott, Real Estate Manager



## BACKGROUND

In 2018 the Water Department, under the Board of Public Utilities authorization, purchased 1225 Fulton Road for a future sewer lift station using Water Enterprise Funds.

The Property is improved with a 4,437 square foot building that the Church leased back from the City. In February 2019 the Church moved to a new location leaving the facility vacant.

The City received 4 proposals to either Lease or purchase the property.



CITY  
COUNCIL  
LEASING  
POLICY

**Leasing:**

- More than 6 month – invitation to bid
- Exceptions that may apply:
  - An offer is presented at fair market value directly to the City
  - Non profit or tax exempt civic or charitable org
  - Telecommunication facilities or to those matters within the authority of the BPU

CHILD FAMILY  
COMMUNITY  
INC. LEASE DETAILS

\$5,581 per month, 10 year term, 3% biennial increases, tenant has RFN

Moderate and low-income family support guaranteed and certified annually to City

Building will meet the daycare needs of a minimum of 60 children

Meets City Council Tier 2 Goal

## RECOMMENDATION

It is recommended by the Board of Public Utilities, Water Department and City Real Estate Office that the Council, by resolution, approve the Lease Agreement between the City and Child Family Community, Inc., on a portion of City owned property located at 1225 Fulton Road and authorize the City Manager to execute the Lease Agreement.