



**STAFF REPORT**  
**9/24/2025**

**TO:** Honorable Mayor and City Council Members

**FROM:** Andrew Simmons, P.E., Public Works Director/City Engineer

**SUBJECT:** Lease Agreement with Alianza Coachella Valley for property located at 1515 Sixth Street, Coachella

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**STAFF RECOMMENDATION:**

Authorize City Manager to execute Lease Agreement with Alianza Coachella Valley for property located at 1515 Sixth Street, Coachella.

**EXECUTIVE SUMMARY:**

On November 9, 2022, the City entered into a lease agreement with Alianza Coachella Valley for property located at 1515 Sixth Street. The lease is set to expire on September 30, 2025. Alianza is interested in renewing the lease for an additional three year term. The rental rate in the current lease agreement is \$0.45 per square foot. Staff recommends increasing the rate to \$0.55 per square foot. The rental payments are used to cover the facility utilities, pest control, alarm services, landscaping services and building repairs (including HVAC). These are the recommended terms for the lease amendment:

- Rent – \$1,559.25/month
- Term – October 1, 2025-September 30, 2028
- Utilities – to be paid by Lessee for said property; with the exception of water, sewer, power and alarm system
- Maintenance/Janitorial – to be completed by Lessee for said property
- Insurance – to be provided by Lessee for said property

**FISCAL IMPACT:**

No fiscal impact.

**ATTACHMENTS:**

1. 2025 Lease Agreement – Alianza Coachella Valley
2. 2022 Lease Agreement – Alianza Coachella Valley