



STAFF REPORT
11/9/2022

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

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

STAFF RECOMMENDATION:

Approve Lease Agreement with Alianza Coachella Valley, for property located at 1515 Sixth Street, Coachella.

EXECUTIVE SUMMARY:

On September 25, 2019, City Council authorized execution of a lease agreement, for property located at 1515 Sixth Street, Coachella, between the City of Coachella and Alianza Coachella Valley (Alianza). The term of this lease expired on September 30, 2022. Alianza is interested in remaining at the leased property and executing another three year lease agreement with the City of Coachella for said property. The rental rate in the original lease was based on a \$0.35 per square foot monthly rental rate. The non-profit market rental rate has increased to over \$0.75 per square foot. At this time staff is recommending increasing the per square foot rental rate for non-profits to \$0.45 per square foot; the rental payments are used to pay for facility utilities, pest control, alarm services, landscaping services and building repairs (including HVAC). Staff requests Council authorization to execute the attached lease and terms as listed below:

- Rent = \$1,275.75 per month
- Term = three years; October 1, 2022 – September 30, 2025
- 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:

The recommended action would have a positive fiscal impact to the FY 2022/2023 budget, in the amount of \$15,309.

Attachments: Lease