



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

OCT 31 AM 9:51

October 6, 1998

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Lease with Charles A. Hallaian and Janet E. Hallaian, Trustees of the Hallaian Family Trust, to Lease Office Space at 1400 Obispo Avenue for the Family Preservation Network (District 4)

COST: \$4,682.60/month (Health Fund - SR130)

It is recommended that the City Council request the City Attorney to prepare and authorize the City Manager to execute a lease with Charles A. Hallaian and Janet E. Hallaian, Trustees of the Hallaian Family Trust, for office space at 1400 Obispo Avenue for the Family Preservation Network and related programs.

BACKGROUND

For the last four years, the City Council has authorized the Department of Health and Human Services to contract with Los Angeles County to operate a Family Preservation Network Program. This program, in cooperation with community agencies, provides in-home counseling and support services to decrease the number of out-of-home placements of at-risk children. All clients are referred by the Los Angeles County Departments of Children and Family Services and Probation.

When the program opened at its current location at 830 Atlantic Avenue, it had space requirements of 3,600 square feet to accommodate 15 staff. With the addition of several grant-funded activities operated in conjunction with the Family Preservation Program (i.e., Family Support, Multi-Agency At-Risk Youth Committee/Repeat Offenders Prevention Program (MAARY-C/ROPP), Juvenile Crime Prevention Program (JCPP) and the California Safe and Healthy Families Grant), additional space is now required to accommodate the increased staff of 41 plus space to provide meeting rooms and childcare services for program clients.

The proposed lease contains the following major provisions:

- **Premises:** The entire building consisting of 7,204 usable square feet at 1400 Obispo Avenue in Long Beach.
- **Use:** General offices and classrooms.
- **Term:** Three years, beginning on October 15, 1998.

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- Rent: The monthly base rent shall be \$0.65 per usable square foot which equals \$4,682.60 per month.
- Utilities, Services and Taxes: The City will pay for utilities and janitorial services. The Landlord will pay for taxes, insurance, property management and maintenance, landscaping, parking surface, repairs and capital improvements.
- Tenant Improvements: At its own cost, the Landlord will undertake tenant improvements to meet the City's requirements.
- Parking: The Landlord shall provide on-site parking at no cost to the City.
- Option to Renew: The City shall have an option to renew for one period of three years with a minimum of four months' prior written notice. The monthly base rent for the renewal period shall be \$0.69 per usable square foot. In the event the City exercises its option to renew, the Landlord shall contribute \$1.50 per square foot as a remodeling allowance.

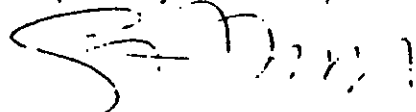
Sufficient funding has been budgeted to support this activity.

Deputy City Attorney Donna F. Gwin reviewed this item on September 21, 1998.

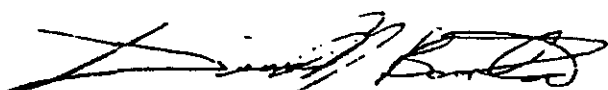
IT IS RECOMMENDED THAT THE CITY COUNCIL:

Request the City Attorney to prepare and authorize the City Manager to execute a lease with Charles A. Hallaian and Janet E. Hallaian, Trustees of the Hallaian Family Trust, for office space at 1400 Obispo Avenue for the Family Preservation Network and related programs, on the terms described above.

Respectfully submitted,



SUSAN F. SHICK
DIRECTOR OF COMMUNITY DEVELOPMENT



DIANA M. BONTA
DIRECTOR OF HEATH AND HUMAN SERVICES

SFS.DMB.RM:mms

APPROVED:



JAMES C. HANKLA
CITY MANAGER

CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802



June 19, 2001

01 JUN 14 AM 9:12
CITY OF LONG BEACH, CALIF.

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Third Addendum to Lease No. 25974 With Nancee D. Kioudjian as Trustee of the Hallaian Family Trust, to Exercise the Option to Extend the Term of the Lease at 1400 Obispo Avenue for Three Additional Years for the Family Preservation Network (District 4)

DISCUSSION

On October 6, 1998, the City Council approved a lease with the Hallaian Family Trust for a 7,204 square-foot building at 1400 Obispo Avenue, to be used by the Health and Human Services Department to operate a Family Preservation Network Program (see attachment). This program, in cooperation with community agencies, provides in-home counseling and support services to decrease the number of out-of-home placements of at-risk children.

Lease No. 25974 expires on November 10, 2001. The lease provides for one option to extend the term for a three-year period. This Third Addendum exercises that option. The lease contains the following major provisions:

- **Address:** 1400 Obispo Avenue, Long Beach.
- **Length of Term:** Three years. The Third Addendum will extend the term to November 10, 2004.
- **Rent:** The lease specifies that the monthly base rent for the option period will be increased from \$0.65 to \$0.69 per square foot which equals a total rent of \$4,970.76 per month.
- **Use:** General offices and classrooms.
- **Utilities:** The City will pay for utilities.
- **Improvements:** The Landlord will provide a remodeling allowance of \$1.50 per square foot, which equals a total of \$10,806. The landlord will contract and pay for any agreed upon work.

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- Other: Janitorial services will continue to be performed by City staff. The Landlord will pay for taxes, insurance, property management and maintenance, landscaping, parking surface repairs and capital improvements. The Landlord will provide on-site parking at no cost to the City.

This letter was approved by Deputy City Attorney Donna F. Gwin on May 31, 2001, and Budget Bureau Manager Annette Hough on June 5, 2001.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

Lease payments are equal to \$4,970.76 per month or \$59,649.12 annually. Sufficient funds have been budgeted in the Health Fund (SR130) in the Department of Health and Human Services (HE).

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute the Third Addendum to Lease No. 25974 with Nancee D. Kloudjian, Trustee of the Hallaian Family Trust, to exercise the option to extend Lease No. 25974 at 1400 Obispo Avenue, for one additional three (3) year term at a monthly rate of \$4,970.76.

Respectfully submitted,



MELANIE S. FALLON
DIRECTOR OF COMMUNITY DEVELOPMENT



RONALD R. ARIAS
DIRECTOR OF HEALTH AND HUMAN SERVICES

MSF:RRA:RN:nb
Attachment

6.19.01cctr.1400 Obispo

APPROVED:



HENRY TABOADA
CITY MANAGER