

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 11

DATE: June 3, 2008

**STAFF: Heidi Phelps
Helen Matson**

SUBJECT

Second Reading of Ordinance No. 057, 2008, Authorizing the Lease of City-Owned Property at 906 East Stuart Street for Up to Five Years.

RECOMMENDATION

Staff recommends adoption of this Ordinance on Second Reading.

EXECUTIVE SUMMARY

The City has leased 906 East Stuart to River Song Waldorf School since August 2006. River Song has met the national Community Development Block Grant Funding ("CDBG") criteria by serving a majority (51% or more) of low-moderate income clients below 80% of the Area Median Income. This Ordinance, unanimously adopted on First Reading on May 20, 2008, authorizes the lease of the property to River Song Waldorf School for up to five years.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - May 20, 2008.
(w/o original attachments)

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 19

DATE: May 20, 2008

STAFF: Heidi Phelps
Helen Matson

COPY

SUBJECT

First Reading of Ordinance No. 057, 2008, Authorizing the Lease of City-Owned Property at 906 East Stuart Street for Up to Five Years.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

On-going building maintenance and utility costs will be paid for by the Tenant. The Tenant will pay the City \$5 per year for leasing the property.

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EXECUTIVE SUMMARY

The City has leased 906 East Stuart to River Song Waldorf School since August 2006. River Song has met the national Community Development Block Grant Funding ("CDBG") criteria by serving a majority (51% or more) of low-moderate income clients below 80% of the Area Median Income. This Ordinance requests authorization to lease the property to River Song Waldorf School for up to five years.

BACKGROUND

The property at 906 East Stuart was acquired by the City of Fort Collins in 1985 for use by the Sunshine School to offer child care services. CDBG Funding was used to purchase the property. Sunshine School closed its doors in 2005.

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Through the City's Purchasing Department, a Request for Proposals ("RFP") was distributed in the summer of 2006 looking for qualified non-profit tenants. Proposals from River Song Waldorf School and The Family Center were received. The selection committee selected River Song Waldorf School as the qualified tenant.

River Song Waldorf School has been leasing the property since August 2006. It operates a year-round early childhood program, and other associated uses, for pre-kindergarten children. Since this site has historically been used as a child care center, the use is permitted in the LMN zoning district. Staff recommends that City Council authorize the City Manager to enter into a Lease Agreement with River Song Waldorf School.

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ATTACHMENTS

1. Location Map.

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ORDINANCE NO. 057, 2008
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY AT
906 EAST STUART STREET, FOR UP TO FIVE YEARS

WHEREAS, the City is the owner of the property located at 906 East Stuart Street, Fort Collins, Larimer County, Colorado (the "Property"), which was purchased in 1985 with Community Development Block Grant funding; and

WHEREAS, in 2006 the City selected Fort Collins Waldorf Education Association, Inc. ("River Song Waldorf School") as a tenant for the Property using a request for proposals process; and

WHEREAS, on August 15, 2006, the City Council approved Resolution 2006-087, authorizing the lease of the Property to River Song Waldorf School for the purpose of early childhood programming and other associated uses for up to two years; and

WHEREAS, River Song Waldorf School wishes to continue leasing the Property; and

WHEREAS, the lease of the Property by River Song Waldorf School will benefit low- to moderate-income families in Fort Collins by providing them the opportunity to engage in Waldorf education, an approach to education that, for young children, emphasizes pre-academic skills rather than academic content, and introduces children to learning through practical, artistic and creative activities; and

WHEREAS, River Song Waldorf School's use of the Property is consistent with the objectives of the Community Development Block Grant; and

WHEREAS, the lease agreement for the Property will provide for a lease term of up to five years in exchange for payment of nominal rent in the amount of \$5.00 per year and compliance with certain conditions and restrictions; and

WHEREAS, under Section 23-111(a) of the Code of the City of Fort Collins, the Council is authorized to sell, convey or otherwise dispose of any and all interests in real property owned in the name of the City, provided that the Council first finds, by ordinance, that such disposition is in the best interests of the City.

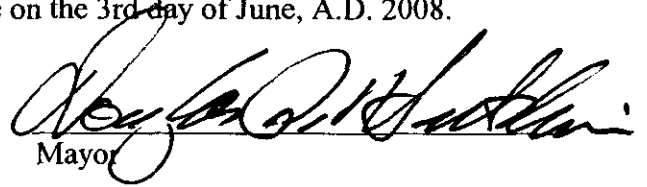
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Council hereby finds that leasing the Property as provided herein is in the best interests for the City of Fort Collins.


Section 2. That the City Manager is hereby authorized to execute a lease agreement for the Property on terms and conditions consistent with this Ordinance, together with such additional

terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City, including any necessary changes in the legal description of the Property, as long as such changes do not materially increase the size or change the character of the leased premises.

Introduced, considered favorably on first reading, and ordered published this 20th day of May, A.D. 2008, and to be presented for final passage on the 3rd day of June, A.D. 2008.


Mayor

ATTEST:


City Clerk / Chief Deputy

Passed and adopted on final reading on the 3rd day of June, A.D. 2008.

Mayor

ATTEST:

City Clerk