

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 9

DATE: August 17, 2004

STAFF: Helen Matson

SUBJECT

Second Reading of Ordinance No. 122, 2004, Authorizing the Lease of City-Owned Property at 400 Wood Street for Up to Five Years.

RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY

This Ordinance, which was unanimously adopted on First Reading on July 20, 2004, authorizes the City Manager to enter into a Lease Agreement with Foothills Gateway for city-owned property at 400 Wood Street.

ORDINANCE NO. 122, 2004
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY
AT 400 WOOD STREET FOR UP TO FIVE YEARS

WHEREAS, the City of Fort Collins, Colorado (the "City"), is the owner of the property legally described as Lots 25 and 26, Block 294, West Side Addition, Fort Collins, located at 400 Wood Street, Fort Collins, Colorado (the "Property"); and

WHEREAS, Foothills Gateway, Inc. has proposed to lease the Property for the principal purpose of providing relief to Larimer County parents and host families of adults with developmental disabilities; and

WHEREAS, the above-described use of the City Property will advance important human services objectives of the City, and the Lease Agreement will permit the use of the Property, consistent with the objectives of the Community Development Block Grant, to benefit low income residents of Fort Collins; and

WHEREAS, the Lease Agreement provides for a five-year lease term, with the option for two five-year renewal terms, in exchange for payment of nominal rent in the amount of \$5.00 per year and compliance with certain conditions and restrictions set forth therein; and


WHEREAS, pursuant to Section 23-114 of the Code of the City of Fort Collins, the Council is authorized to lease any and all interests in real property owned in the name of the City, provided that Council first finds that the lease is in the best interests of the City.

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

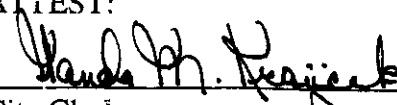
Section 1. That the proposed lease of the Property to Foothills Gateway, Inc. is in the best interests of the City.

Section 2. That the City Manager is hereby authorized to execute a lease agreement for the Property, consistent with the terms of this Ordinance, together with such additional terms and conditions as the City Manger, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City.

Introduced, considered favorably on first reading, and ordered published this 20th day of July, A.D. 2004, and to be presented for final passage on the 17th day of August, A.D. 2004.



Mayor

ATTEST:


City Clerk

Passed and adopted on final reading on the 17th day of August, A.D. 2004.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 23

DATE: July 20, 2004

STAFF: Helen Matson

SUBJECT

First Reading of Ordinance No. 122, 2004, Authorizing the Lease of City-Owned Property at 400 Wood 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 \$5/year to the City for leasing the property.

EXECUTIVE SUMMARY

The building and lot at 400 Wood Street were acquired by the City of Fort Collins in 1980. The building was formerly the St. Joseph's rectory. Community Development Block Grant ("CDBG") funding was used to purchase the lot and move the building to its present location. Due to the restrictions on use of CDBG funds, all tenants of this building must meet the criteria of the national CDBG objective by serving a majority (51% or more) of low-moderate income clients below 80% of Area Median Income (AMI).

To date, the City has had only one tenant, Respite Care, which has constructed a new building for its use and has moved out of 400 Wood Street. Through the City's Purchasing Department, a Request for Proposals (P923) was distributed earlier this year seeking qualified non-profit tenants. One proposal was received from Foothills Gateway Inc. ("Gateway").

The proposal from Foothills Gateway is to operate a facility-based respite care for adults with developmental disabilities. This use is allowable in the NCM zoning district. The uses for this district include child care centers or adult day/respite care centers. The proposal meets all requirements of the Request for Proposal and will be beneficial to the citizens of Fort Collins. Staff recommends that the City Council authorize the City Manager to enter into a Lease Agreement with Foothills Gateway.