

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 33

DATE: August 15, 2006

**STAFF: Helen Matson
Jim O'Neill**

SUBJECT

Resolution 2006-087 Authorizing the Lease of City-Owned Property at 906 East Stuart Street for Up to Two Years.

RECOMMENDATION

Staff recommends adoption of the Resolution.

FINANCIAL IMPACT

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

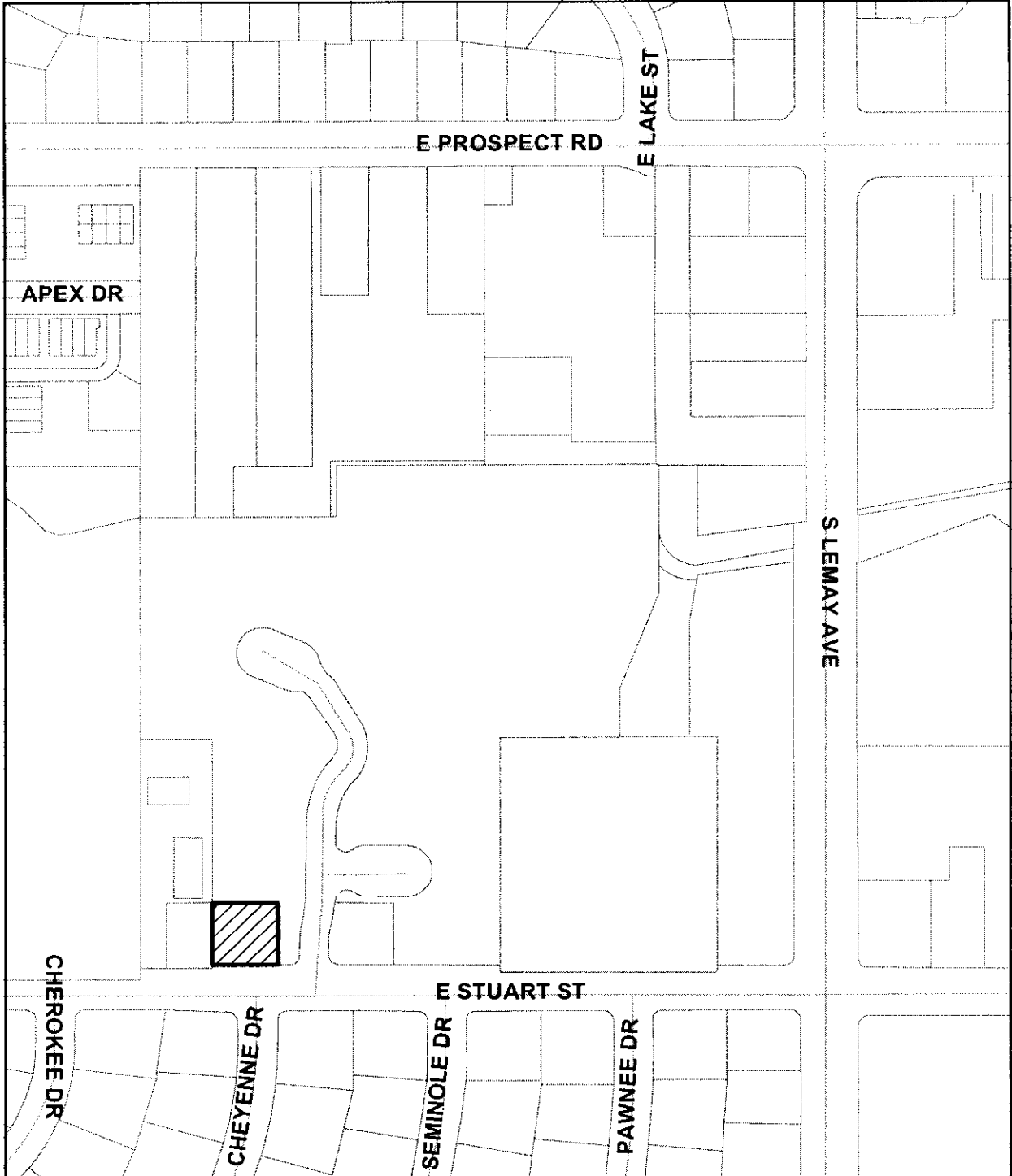
EXECUTIVE SUMMARY


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. Community Development Block Grant Funding ("CDBG") was used to purchase the property. All Tenants of this facility 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). Sunshine School closed its doors in 2005.

Through the City's Purchasing Department, a Request for Proposals ("RFP"), Proposal Number P1026, was distributed in the summer of 2006, looking for qualified non-profit tenants. Staff received proposals from River Song Waldorf School and The Family Center. The selection committee selected River Song Waldorf School as the qualified tenant.

The proposal from River Song Waldorf School is to operate 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. River Song Waldorf School meets all requirements of the RFP and will be beneficial to the community. Staff recommends Council authorize the City Manager to enter into a Lease Agreement with River Song Waldorf School.

906 East Stuart Lease Location Map



 906 E. Stuart



RESOLUTION 2006-087
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY AT
906 EAST STUART STREET FOR UP TO TWO YEARS

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

WHEREAS, pursuant to a Request for Proposals issued by the City's Purchasing Department, Fort Collins Waldorf Education Association, Inc. ("River Song Waldorf School") has proposed to lease the Property for the purpose of early childhood programming and other associated uses; 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, which use of the Property is consistent with the objectives of the Community Development Block Grant; and

WHEREAS, the Lease Agreement shall provide for a two-year lease term 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, under 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 RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Council hereby finds that leasing the Property at 906 East Stuart Street under the terms listed above is in the best interests of the City of Fort Collins.

Section 2. That the City Manager is authorized to execute a negotiated Lease Agreement consistent with the terms of this Resolution, along with such other terms as the City Manager, in consultation with the City Attorney, determines to be in the best interests of the City.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 15th day of August, A.D. 2006.

Mayor

ATTEST:

City Clerk