

RESOLUTION NUMBER R- 298720

ADOPTED ON DEC 08 2003

WHEREAS, the City of San Diego and the Neighborhood House Association, a California nonprofit corporation, have negotiated a nonprofit lease agreement for the construction, operation, and maintenance of a two-story, 10,000-square-foot child care center on approximately 0.56 of an acre of City-owned land located at Polk and Central Avenues in the City Heights neighborhood; and

WHEREAS, the proposed lease is for a term of twenty years at a rental rate of \$1 per year plus an annual administrative fee starting at \$2,562; and

WHEREAS, pursuant to the proposed lease, Neighborhood House Association agrees that it will construct the \$1.2 million child care center at no cost to the City, maintain the facility and grounds, operate the center as a Head Start Program utilizing operating funds from the Health and Human Services Department at no cost to the enrollees, and serve a minimum of 100 low-income and special-needs preschool children; and

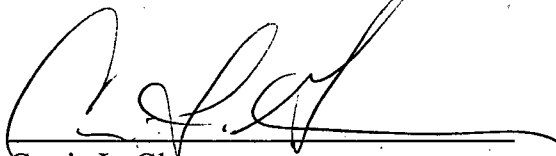
WHEREAS, the fair market value of the property to be leased is \$450,000 as determined by the City's Real Estate Assets staff; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to execute, for and on behalf of the City of San Diego, a 20-year lease agreement with

Neighborhood House Association, Inc., a California nonprofit corporation, to construct, operate, and maintain a child care center on 0.56 acre of City-owned vacant land on Polk Avenue between Central Avenue and 41st Street, at a rental of \$1 per year plus an annual administrative fee beginning at \$2,562 and adjusted annually, on the terms and conditions substantially as set forth in the Nonprofit Lease on file in the office of the City Clerk as Document No. RR-298720.

APPROVED: CASEY GWINN, City Attorney

By



Carrie L. Gleeson
Deputy City Attorney

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