

○-2104

(R-2004-1331)

RESOLUTION NUMBER R- 299359

ADOPTED ON JUN 21 2004

WHEREAS, the City of San Diego and San Diego Family Care, d.b.a. Mid-City Community Clinic [MCCC], have negotiated a twenty-five year lease (an initial fifteen year term with a conditional right to extend for an additional ten years) to manage and operate a health care clinic for low-income patients and to provide related non-profit social services on City property located at 4290 Polk Avenue in the City Heights Community of the City of San Diego [the Property] at no rent plus an initial annual administrative fee of \$2,621 per year, adjusted annually; and

WHEREAS, MCCC is a private nonprofit public benefit corporation which has provided health and social services at the Property since 1979, and currently provides quality, low- or no-cost medical services and medications to low-income persons, health education programs, and counseling services, in several languages spoken by the residents of the diverse mid-city community; and

WHEREAS, in consideration for the lease, MCCC agrees to continue to provide a public benefit to the community by operating the health care clinic for low-income patients, immediately invest an estimated \$54,491 for repairs to the basement, and maintain the premises at an estimated annual cost of \$80,000; and

WHEREAS, the City's valuation staff has determined the fair market rent for the premises to be between \$181,800 and \$198,000 per year; 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 lease agreement with San Diego Family Care, d.b.a. Mid-City Community Clinic, for the management and operation of a health care clinic for low-income patients and to provide related non-profit social services at 4290 Polk Avenue for an initial term of fifteen years and a conditional right to extend for an additional ten years, at no rent plus administrative cost recovery, under the terms and conditions as substantially set forth in that lease agreement on file in the office of the City Clerk as Document No. RR-299359.


APPROVED: CASEY GWINN, City Attorney

By



Carrie L. Gleeson
Deputy City Attorney

CG:mm
06/02/04
Or.Dept:READ
Job Order: 220417
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