

ORDINANCE NUMBER O- 19939 (NEW SERIES)

DATE OF FINAL PASSAGE MAR 26 2010

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING A TEN YEAR LEASE AGREEMENT WITH THE HOUSING COMMISSION FOR OFFICE SPACE FOR THE FAMILY JUSTICE CENTER AT 1122 BROADWAY (SMART CORNER BUILDING).

WHEREAS, the City's lease for the San Diego Family Justice Center [FJC] at 707 Broadway will expire on September 30, 2010; and

WHEREAS, following an extensive search for a new lease of suitable, cost-effective facilities, City staff have negotiated favorable lease terms with the San Diego Housing Commission for space in the Smart Corner building located at 1122 Broadway, San Diego, California 92101; and

WHEREAS, the lease terms are for ten (10) years commencing October 1, 2010, with an occupancy of approximately 22,216 square feet at \$1.70 per square foot per month (i.e., annual rent of \$453,206.40) with a 6% rent increase every 24 months; and

WHEREAS, the proposed lease provides a sufficient tenant improvement allowance for construction incorporating "LEED Green Building Requirements" to reduce operating expenses; and

WHEREAS, the proposed lease will reduce the Fiscal Year 2011 budget for the FJC lease by \$16,593.60; NOW, THEREFORE,


BE IT ORDAINED, by the Council of The City of San Diego, that the Mayor or his designee is authorized to execute a ten (10) year lease agreement with the Housing Commission for office space for the San Diego Family Justice Center at 1122 Broadway, San Diego

California 92101 (i.e., Smart Corner Building), a copy of which is on file in the Office of the City Clerk as Document No. RR- 19939.

Section 2. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been available to the City Council and the public prior to its passage.

Section 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Brock Ladewig
Deputy City Attorney

BL:mm
02/12/10
02/22/10 Rev. Copy
Or. Dept: READ
O-2010-76
MMS# 811564

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of MAR 16 2010.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 3-26-10
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor