

## **RESOLUTION 2017-167**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY SAN PABLO APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO OFFICE BUILDING LEASE BETWEEN THE CITY OF SAN PABLO AND LIFELONG MEDICAL CARE FOR ITS LEASE OF SPACE AT 2023 VALE ROAD FOR ADDITIONAL SPACE AND INCREASED RENT**

WHEREAS, on April 3, 2015, the City purchased a group of properties from the West Contra Costa Healthcare District including a Medical Office Building on 2023 Vale Road (the "MOB"). The principal commercial tenant in the MOB is LifeLong Medical Care (LifeLong), a federally qualified health center;

WHEREAS, the City's purchase of the MOB ensured that LifeLong remained operationally viable to provide critical care services to the indigent population of San Pablo as Doctor's Medical Center (DMC) closed down. LifeLong is now designated as the "safety net" facility that possesses a federal qualified medical center certification to handle the underinsured and uninsured;

WHEREAS, on July 6, 2015, the City and Lifelong entered into an Office Building Lease (Lease) for 19,170 square feet of the MOB which allowed for LifeLong's continued use of the MOB;

WHEREAS, under the terms of the Lease, LifeLong pays the City \$38,452.07 per month or \$2.01 per foot (Base Rent);

WHEREAS, LifeLong has expressed their desire to expand their services and lease an additional 1,420 square feet (Expanded Space) of space at the current Base Rent;

WHEREAS, the proposed First Amendment to Office Building Lease includes the lease of the Expanded Space at the current Base Rent. This increases the amount of rent the City collects from LifeLong by \$2,854.20 per month to \$41,306.27 per month, an additional \$34,250.40 annually, beginning September 1, 2017;

WHEREAS, pursuant to Section 15301 (Existing Facilities, Leasing) of the guidelines ("CEQA Guidelines") implementing the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*, "CEQA"), the proposed Lease is categorically exempt; and

WHEREAS, the lease of additional space to LifeLong supports the Council's Workplan Policy of Health Care Readily Available (Circle S) and Economic Development.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN PABLO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. Approval of First Amendment to Office Building Lease. The City Council hereby approves the First Amendment to Office Building Lease, substantially in the form attached to the resolution. The City Manager is hereby authorized and directed to execute the First Amendment of the Office Building Lease on behalf of the City, and to make such changes or additions thereto with the concurrence of the City Attorney as are necessary or appropriate and which do not substantially alter the rights and obligations of the City thereunder. The City Manager is further authorized to execute such other documents and take such other actions as are necessary to carry out and implement the obligations of the City under the First Amendment to the Office Building Lease.

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ADOPTED this 7<sup>th</sup> day of August, 2017, by the following vote:

AYES:	COUNCILMEMBERS:	Cruz, Kinney, Morris, Calloway and Valdez
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

ATTEST:	APPROVED:
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/s/ Elizabeth Pabon-Alvarado  
Elizabeth Pabon-Alvarado, City Clerk

/s/ Cecilia Valdez  
Cecilia Valdez, Mayor