



TO THE HONORABLE MAYOR AND COUNCIL:

DATE: July 22, 2014

SUBJECT: EIGHTH AMENDMENT TO LEASE AGREEMENT WITH VASCONI-BELKA REALTY FOR USE OF A PRIVATELY-OWNED, PAVED PARKING LOT (FUNDED BY STATE FIRST 5 FUNDS)

Report in Brief

The Monument Community First 5 Center located at 1736 Clayton Road is operated by Aspiranet. Free programs are offered at the Center for ages prenatal to 5 years old and their families, funded by the First 5 Contra Costa Children and Families Commission. A privately-owned parking lot adjacent to the building has been leased by the City since 2006 for participant parking. Staff recommends that the City Council approve an eighth amendment to the lease agreement with Vasconi-Belka Realty for use of the parking lot for the First 5 Center in FY 2014-15 and authorize the City Manager to execute the agreement (Attachment 1).

Background

In June 2003, the City and Monument Community Partnership (MCP) were awarded a grant for construction of a building and development of the Monument Community First 5 Center for programs that support the healthy development of children ages prenatal to 5 years old and their families in the Monument Corridor. City funds also contributed to the construction which was completed in January 2006 in Ellis Lake Park. The parking lot is needed to accommodate participants at the First 5 Center and the lease cost is funded by the First 5 Contra Costa Children and Families Commission.

Discussion

The proposed Eighth Amendment to the lease agreement will provide essential parking for participants at the First 5 Center next to the building. Limited alternative parking is available at the Keller House more than 150 feet away. There is no street parking along Clayton Road where the Keller House and First 5 Center are located.

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FUNDING)**

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Fiscal Impact

No general fund money is required to support this lease. The required annual rent of \$5,300 for FY2014-15 will be paid by funding from the First 5 Contra Costa Children and Families Commission. Should funding for the program be eliminated during the year, there will be no financial responsibility by the City.

Public Contact

Posting of the City Council Agenda. Copies of the agenda have been provided to First 5 Contra Costa Children and Families Commission and Vasconi-Belka Realty.

Recommendation for Action

Staff recommends that the City Council approve the Eighth Amendment to a lease agreement with Vasconi-Belka Realty for use of the privately-owned, paved parking lot by Monument Community First 5 Center participants and authorize the City Manager to execute the agreement.



Valerie J. Barone

City Manager

Valerie.Barone@cityofconcord.org

Prepared by: Joan Carrico
Director of Parks & Recreation
Joan.Carrico@cityofconcord.org

Reviewed by: Scott P. Johnson
Assistant City Manager
Scott.Johnson@cityofconcord.org

Attachment No. 1: Eighth Amendment Letter to the Lease Agreement between the City of Concord and Vasconi-Belka Realty

Attachment 1

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pvasconi@comcast.net

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parking lease

From : pvasconi@comcast.net
Subject : parking lease

Tue, Jul 08, 2014 11:27 AM

To : Joan Carrico <Joan.Carrico@cityofconcord.org>
Cc : pvasconi@Comcast.netVasconi-Belka Realty
PO Box 339
Concord, CA 94522Office 925-685-8552
Cell 925-989-3943

July 8, 2014

Joan Carrico
Director of Parks & Recreation
City of Concord
1950 Parkside Drive MS/10
Concord, CA 94519**RE:** Paved Parking Lot, Clayton Road, Concord, CA

Dear Ms. Carrico:

As you are aware, I represent Vasconi-Belka Realty, the owner of the parking lot which is on Clayton Road near its intersection with Ellis Street, and adjacent to the Monument Community First 5 Center. This letter confirms that the present lease of the parking lot shall continue at a rate of Five thousand three hundred dollars, for the period of 08-01-2014 through 08-01-2015.

Sincerely,

Peter C. Vasconi
Owner-Partner
Vasconi-Belka Realty

APPROVED:

Valerie J. Barone
City Manager

APPROVED AS TO FORM:

Mark S. Coon
City Attorney

ATTEST:

Mary Rae Lehman, CMC
City Clerk