

**REPORT TO MAYOR AND COUNCIL**

**TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: June 22, 2010

**SUBJECT: FOURTH AMENDMENT TO LEASE AGREEMENT WITH VASCONI-BELKA REALTY FOR USE OF A PRIVATELY-OWNED, PAVED PARKING LOT**

**Report in Brief**

The Monument Community First 5 Center located at 1736 Clayton Road is a collaboration of the City and Monument Community Partnership (MCP). 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 a fourth amendment to the lease agreement with Vasconi-Belka Realty for use of the parking lot for the First 5 Center in FY 2010-11 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 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.

**Discussion**

The proposed fourth 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 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.

**Fiscal Impact**

No general fund money is required to support this lease. The required rent of \$4,800 for FY2010-11 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 to the City.

**FOURTH AMENDMENT TO LEASE AGREEMENT WITH VASCONI-BELKA REALTY  
FOR USE OF A PRIVATELY-OWNED, PAVED PARKING LOT**

June 22, 2010

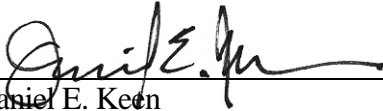
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**Public Contact**

Posting of the City Council Agenda. Copies of the agenda have been provided to Monument Community Partnership, Vasconi-Belka Realty, and John Dioguardi, Esquire.

**Recommendation for Action**

Staff recommends that the City Council approve the fourth 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.



Daniel E. Keen  
City Manager

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

*Law Offices*

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Monday, May 24, 2010

Marla Parada  
Program Manager  
City of Concord  
1950 Parkside Drive, MS/10  
Concord, CA 94519

**Re: Paved Parking Lot, Clayton Road, Concord, California.**

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Dear Ms. Parada:

As you are aware, I represent the Landlord and owner of this parking lot which is near Clayton Road at 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 the same rent of four thousand eight hundred dollars (\$4,800) for the period of 08/01/2010 through 08/01/2011. Call with questions.

Very truly yours,



JOHN DIOGUARDI, ESQ.

JD:tbh