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Title: Actions pertaining to Lease Agreement for a Central District Police Substation
1. Adopt a finding of Categorical Exemption Class 1/Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines
2. Approve a lease between the City of Fresno and Omninet Properties Manchester Center, LLC, for lease of space at Manchester Center for use by Police Department's Central Policing District

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Attachments: 1. 4 11 16 Fresno Police_CLEAN-Annotated.pdf

Date	Ver.	Action By	Action	Result
4/21/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

April 21, 2016

FROM: JERRY DYER, Chief of Police

SUBJECT

Actions pertaining to Lease Agreement for a Central District Police Substation

1. Adopt a finding of Categorical Exemption Class 1/Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines
2. Approve a lease between the City of Fresno and Omninet Properties Manchester Center, LLC, for lease of space at Manchester Center for use by Police Department's Central Policing District

RECOMMENDATION

It is recommended Council approve a lease agreement with Omninet Properties Manchester Center, LLC, (Omninet) for office space within Manchester Center located at 1901 E. Shields Avenue, Fresno, to be used as a Central District Police Substation.

EXECUTIVE SUMMARY

The Fresno Police Department (FPD) has located space within Manchester Center which would allow for the reestablishment of the Central Policing District. The term of the lease is 60 months and the rented space is approximately 8,000 - 10,000 square feet. The base lease is free of charge but the City is responsible for operating expenses estimated at \$3,440-\$4,300 per month plus actual cost of utilities.

BACKGROUND

The former Central Policing District was eliminated on January 3, 2011 due to a lack of funding resulting in the downsizing of FPD from five to four districts. The boundaries for the remaining four districts were adjusted accordingly resulting in fewer officers serving more square miles. In some instances, the shift to four districts resulted in higher response times to calls. Reestablishing the Central Policing District is essential to balancing the workload, improving response times and providing the ability to address district specific issues. The proposed boundaries for the new Central Policing District are Belmont to Ashlan Avenues, west of First Street.

The previous Central District Station was located at Broadway and Elizabeth and is currently being utilized as property and evidence storage. However, most recently, the roof collapsed and it was discovered that asbestos had contaminated the entire building requiring extensive hazardous materials cleanup. The building has been deemed uninhabitable and the department is currently exploring other building sites for property and evidence storage. Therefore, the option of returning to the Central Policing District Station at Broadway and Elizabeth is not feasible.

Manchester Center was identified as an ideal location due to its central locale, proximity to freeway access and availability of office space. Additionally, the complex is located on the busy Blackstone Corridor and is proximate to the Manchester Transit Center, which will ultimately provide both FAX and Bus Rapid Transit services. Housing the Central Policing District at this location is part of a concerted effort to revitalize the Blackstone Corridor and the surrounding neighborhoods, which will greatly increase police presence, improve response times, and positively impact public safety.

The Central Policing District will house roughly 100 personnel to include command staff, patrol officers, detectives, cadets, School Neighborhood Resource and FAX officers. In addition, 100 parking spaces will be provided at the Manchester Center for personal and work vehicles. The new Central District Station would serve as the base for police operations, and would be fully staffed and operational day and night.

The term of the lease is 60 months and the rented space is approximately 8,000 - 10,000 square feet. The lease is free of charge and Omninet will be responsible for all tenant improvements. The City will be responsible for operating expenses, calculated at approximately \$0.43 a square foot per month which is estimated to be \$3,440 - \$4,300 a month. These operating costs include Common Area Maintenance (CAM) costs, taxes, insurance, Heating, Ventilating, Air Conditioning (HVAC) and janitorial costs. The City will be responsible for utilities such as electric, water, sewer and gas.

Expense	Estimated Rate per Square Foot of the Leased Premises per Month
CAM	\$0.25

TAX	\$0.03
INSURANCE	\$0.02
HVAC	\$0.04
JANITORIAL	\$0.09

ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in CEQA Guidelines 15301 which exempts projects where there is no change in existing use because the space being leased has historically been used for commercial office space. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

LOCAL PREFERENCE

Local preference is not applicable because this is not a contract for goods, services, or public work of improvement.

FISCAL IMPACT

This lease is expected to start after July 2016 funded by the General Fund. The operating and utility expenses will be budgeted in the FY 2017 budget.

Attachment:
Lease Agreement