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Title: Actions pertaining to Lease Agreement between the City of Fresno and Omninet Properties Manchester Center, LLC, for lease of space at Manchester Center for use by Police Department's Violent Crime Impact Team

1. Adopt a finding of Categorical Exemption Class 1/15301 of the California Environmental Quality Act Guidelines

2. Approve material terms of lease with Omninet Properties Manchester Center, LLC, and authorize City Manager to execute lease, subject to approval by City Attorney's Office

Sponsors: Police Department

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Attachments: 1. LetterofIntentProposalforLeasetoFPD.pdf

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5/21/2015	1	City Council	withdrawn	

REPORT TO THE CITY COUNCIL

May 14, 2015

FROM: JERRY DYER, Chief of Police
Police Department

SUBJECT

Actions pertaining to Lease Agreement between the City of Fresno and Omninet Properties Manchester Center, LLC, for lease of space at Manchester Center for use by Police Department's Violent Crime Impact Team

1. Adopt a finding of Categorical Exemption Class 1/15301 of the California Environmental Quality Act Guidelines

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RECOMMENDATION

It is recommended Council authorize the Chief of Police to enter into a lease agreement with Omninet Properties Manchester Center, LLC, (Omninet) for office space within Manchester Center located at 1901 E. Shields, Fresno.

EXECUTIVE SUMMARY

The Fresno Police Department has located space within Manchester Center which would allow for the consolidation of their Violent Crime Impact Team (VCIT) into one location. The term of the lease is 60 months and the rented space is approximately 5,000 - 8,000 square feet. The lease is free of charge but the City is responsible for operating expenses. The Fresno Police Department agrees to have no less than 20 officers stationed at the premises.

BACKGROUND

The citizens of the City of Fresno continue to be impacted by violent crime. In response, the Chief of Police created a uniformed tactical unit within the Police Department with the specific responsibility of addressing violent crimes. The VCIT, was given the specific mission of reducing violent crime by identifying persons responsible and ending their infliction of violence on the community through proactive enforcement.

VCIT consists of one commander, six supervisors, and 36 uniformed officers divided into six teams. Since the unit's inception in January 2014, the six teams have been housed separately at the Police Department's four district stations due to budgetary constraints and the lack of an adequate single facility. This is a less-than-desirable arrangement as it impacts the unit's ability to have a coordinated response to violent crime. Having the entire unit housed at one location will allow for the VCIT teams to work closely together increasing their effectiveness and ability to accomplish their mission.

During the search for suitable office space for the VCIT unit, Manchester Center was identified as an ideal location due its central location, proximity to freeway access and available 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 VCIT unit at this location is part of a concerted effort to revitalize the Blackstone Corridor and the surrounding neighborhoods, which will greatly increase the police presence and positively impact public safety.

The term of the lease is 60 months and the rented space is approximately 5,000 - 8,000 square feet. The lease is free of charge and Omninet will pay for all tenant improvements. The City will responsible for operating expenses calculated at \$0.43 a square foot per month (\$2,150.00-3,440.00) which will be paid through impact fees.

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

There will be minimal fiscal impact to the City of Fresno as the operating expenses will be paid through Police impact fees. Operating expenses are expected to be less than \$50,000 annually and include real estate taxes, common area maintenance, repair expenses for contents only, insurance costs, utilities and janitorial service. The office space is being provided at no cost and the Omninet has agreed to construct improvements using their building standards and materials.

Attachment: Letter of Intent/Proposal for Lease to Fresno Police Department