

**Housing and Homelessness Committee**  
**October 15, 2025 Agenda Item No. 10**  
**Municipal Facilities Report - 7253 Melrose Ave. Lease (CD 5)**  
**Amendment**

Council File 25-1185

Report dated October 8, 2025

It is requested that the Housing and Homelessness Committee amend the Office of the City Administrative Officer's Municipal Facilities Report dated October 8, 2025 as follows:

**AMEND the term sheet with the tenant, Safe Place for Youth, to reflect the following changes:**

Under LANDLORD MAINTENANCE/REPAIR section:

Add the following as the first sentence: Landlord may, at City's request, maintain the exterior landscaping.

Amend the second paragraph as follows: The Operator shall be responsible for daily routine maintenance, including janitorial services, elevator (monthly maintenance not covered by Landlord's warranty), all utilities for the site, annual preventative maintenance, including but not limited to: interior electrical systems and light fixtures, fire life safety systems, smoke detectors including annual Reg-4 testing, fire extinguishers, and maintenance/repairs to sprinkler heads and associated components.

Strike the following language: ~~Landscaping and Hardscape — All landscaping and hardscape areas associated with the site.~~

Add the following to the end of the section: Any and all prior terms and conditions, this term sheet controls as the most up to date.

Under the PARKING section:

Strike the following language: 1 included as part of the rent. Additional 3 tandem off site spaces ~~\$200/space subject to 3% annual increase.~~

**AMEND the term sheet with the landlord, 7253 Melrose Partners, LLC, to reflect the following changes:**

Strike the following language: Under the OTHER section: ~~Early Possession: Landlord shall provide 15 days early possession to set up prior to Lease Effective Date.~~

Late Fee: Tenant, the City shall not be subject to a late fee.