



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consideration of the Eviction of Greyhound at the Lodi Station North Annex

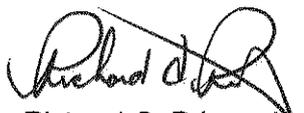
MEETING DATE: July 15, 2003 (Special Meeting)

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council consider the eviction of Greyhound at the Lodi Station North Annex and provide direction to staff on how to proceed.

BACKGROUND INFORMATION: Greyhound has operated in Lodi for several years. After the construction of the Lodi Station, Greyhound assumed space at the northern end of the complex, adjacent to the City's Transit office. The original lease, which expired in June, set rent for the space occupied by Greyhound at \$800 per month for year one, \$825 for year two, and \$850 for year three. The owner of Lodi Greyhound, Cheryl Lafebre, was contacted by the City over unpaid rent that had accumulated to \$11,400. In December 2002, staff presented Council with a plan that reduced the amount of square footage included in the lease, as well as retroactively lowering the rent by 50% to inception. The amount past due (\$1,400) was broken down over the remaining term of the lease and added to the monthly payment. At the meeting, Ms. Lafebre commented that she was comfortable with the conditions of the revised lease.

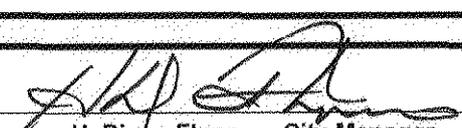
Ms. Lafebre was issued a copy of the contract for execution and return shortly following the meeting. The lowered payments began in January 2003. Ms. Lafebre began to make the lowered payments in January of 2003, however, these payments have not been made in a timely manner. For example, January's payment was received in February, while April's was received in May and May's in July. Currently, Ms. Lafebre has yet to make the payment for June or July. In addition to the late payments, Ms. Lafebre has repeatedly ignored telephone calls from City staff. To date, Ms. Lafebre has not returned the completed lease (including the recommended reductions by Council) and has failed to keep her insurance current, as required per City policy.


Richard C. Prima, Jr.
Public Works Director

Prepared by Tiffani M. Fink, Transportation Manager
RCP/TF/pmf

cc: Randy Hays, City Attorney
Dennis Callahan, Fleet and Facilities Manager
Cheryl Lafebre, dba Lodi Greyhound
Rebecca Areida, Management Analyst

APPROVED: _____


H. Dixon Flynn -- City Manager

B-3

7/14/03 @ 3:00 p.m.

Received call today from **Mrs. Henson (367-3918)** who wanted to express her protest/opposition to the eviction of Greyhound. She moved here knowing that Greyhound was available to her and she currently depends on this mode of transportation.

Please do not evict Greyhound from Lodi.

Message taken by: J. Perrin

Lodi City Council
C/o City Clerk's Office
P.O. Box 3006
Lodi CA. 95241-1910

RECEIVED

JUL 14 2003

City Clerk
City of Lodi

B-3

Madam Chair:

I am writing in direct response to your agenda item, which was hand delivered to my office on Thursday last. I have met with your Public works director in the hopes of resolving this matter to your satisfaction.

I have now and always have had in place Liability Insurance Endorsements, which contain the City of Lodi as a named ensured. After your action in November, I contacted Corporate Greyhound and requested the Proof of Endorsement. It was my understanding that it had been provided to the City. It was only Thursday last that I realized that had not occurred. I subsequently provided it and am in possession of a copy for the council's consideration. I was unaware that the May payment had not been received and that payment along with June has been paid.

I am hopeful you will agree that the matters of concern in this issue have been resolved and I am even more hopeful that they have been resolved to your satisfaction. Your Council met in November and kindly approved the reduction of rent in the Lodi Intermodal Terminal to facilitate my ability to continue to offer Lodi residents direct and easy access to Greyhound services nationwide. At this time I believe that the Council's action in that respect concluded any required actions. This conclusion was supported by the fact that I began paying and have continued to pay the reduced rate accepted by the Council's action. I was totally unaware that I needed to sign a new lease and offered to do so prior to your meeting.

I have been the Agent of Record for Greyhound in Lodi for over five years. I have stayed in this position because I believe in the importance and viability of Lodi's commitment to their citizen's needs for transportation opportunities. Last year I was failing. Now with the reduced rent I have been able to continue service. I am beginning to see an increase in ridership and hopeful that this trend will grow. I firmly believe that the Greyhound service is a critical component of the transportation services afforded the residents of Lodi. I know in many instances it acts as a lifetime service to the community with respect to interstate travel.

I appreciate your continued support of these services and want to continue my role in what I believe is an economically healthy business in the City of Lodi. Thank you for considering my letter.

Sincerely,



Cheryl La Fabre
Greyhound Manager

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

July 8, 2003

Ms. Cheryl Lafebre
Lodi Greyhound/Western Union
24 South Sacramento Street
Lodi, CA 95240

SUBJECT: Consideration of the Eviction of Greyhound at the Lodi Station North Annex

Enclosed is a copy of background information on an item on the City Council Special Meeting agenda of Tuesday, July 15, 2003. The meeting will be held at 7 a.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Tiffani Fink, Transportation Manager, at 333-6800, extension 2678.



Richard C. Prima, Jr.
Public Works Director

for:

RCP/pmf

Enclosure

cc: City Clerk