

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

- Resolution No.:)
)
Adopt a Resolution to:)
a) Approve and authorize the Contracts / Purchasing Officer to execute a Lease)
Agreement, effective with the date of execution through October 31, 2019, or two)
(2) years from Lease Commencement Date, whichever is later, with the Joseph A.)
Cardinale and Jeannette M. Cardinale Revocable Trust dated July 1, 1993, and the)
Thomas A. Cardinale and Catherine M. Cardinale Family Trust dated September)
14, 1999, for approximately 6,828 rentable square feet of space located at 321)
North Main Street, Salinas, California, as the Salinas Year-Round Homeless)
Shelter;)
b) Request that the Auditor - Controller make lease payments in accordance with the)
terms of the Lease Agreement; Approve and authorize the Auditor-Controller to)
amend the FY 2017-18 Adopted Budget by increasing the Department of Social)
Services Community Programs appropriation (001-5010-SOC004-8258) by)
\$158,740, financed by increased cannabis tax revenue (001-1050-8041-4130).)
(4/5ths vote required);)
c) Approve and authorize the Director of the Department of Social Services to)
negotiate and execute a contract with Community Homeless Solutions to operate)
the temporary shelter at 321 North Main Street in an amount not to exceed)
\$1,140,778 annually; and)
d) Direct the Department of Social Services to return to the Board of Supervisors by)
November 30, 2017 to make necessary budget adjustments to fully fund the final)
executed contract with Community Homeless Solutions.)
)

WHEREAS, the Department of Social Services is seeking to open a year-round homeless shelter and a temporary location has been identified at 321 North Main Street, Salinas, California, until a permanent location can be developed. The proposed shelter will provide approximately 6,828 rentable square feet for a Type A shelter for approximately 50 individuals and/or family members on a first come, first served basis; and

WHEREAS, the Resource Management Agency has negotiated a Lease Agreement with the Joseph A. Cardinale and Jeannette M. Cardinale Revocable Trust dated July 1, 1993, and the Thomas A. Cardinale and Catherine M. Cardinale Family Trust dated September 14, 1999, for property located at 321 North Main Street, Salinas, California, for the term of November 1, 2017, or upon issuance of a certificate of occupancy from the City of Salinas and Lessee's final walk through and approval, whichever is later, through October 31, 2019, or two (2) years from Lease Commencement Date, whichever is later.

WHEREAS, the Lease Agreement includes a Premise Improvement Allowance, the sum of which shall not exceed \$235,00. The base monthly rent will be \$7,328.00 and the monthly payment for the premise improvements shall not exceed \$10,309.78, for a total monthly payment of \$17,637.78, and annual cost of \$158,740 for FY 2017-18, \$211,653 for FY 2018-19, \$52,913 for FY 2019-20, and total cost of \$423,306; and

WHEREAS, the Department of Social Services is seeking to negotiate and execute a contract with Community Homeless Solutions to operate the shelter at the temporary location in an amount not to exceed \$1,140,778 annually; and

WHEREAS, the Lease Agreement with the Joseph A. Cardinale and Jeannette M. Cardinale Revocable Trust dated July 1, 1993, and the Thomas A. Cardinale and Catherine M. Cardinale Family Trust dated September 14, 1999, and the contract with Community Homeless Solutions are paid from the Community Programs budget requiring increased appropriations and revenues; and

NOW, THEREFORE, the Monterey County Board of Supervisors hereby resolve to approve the following:

- a) Approve and authorize the Contracts / Purchasing Officer to execute a Lease Agreement, effective with the date of execution through October 31, 2019, or two (2) years from Lease Commencement Date, whichever is later, with the Joseph A. Cardinale and Jeannette M. Cardinale Revocable Trust dated July 1, 1993, and the Thomas A. Cardinale and Catherine M. Cardinale Family Trust dated September 14, 1999, for approximately 6,828 rentable square feet of space located at 321 North Main Street, Salinas, California, as the Salinas Year-Round Homeless Shelter;
- b) Request that the Auditor - Controller make lease payments in accordance with the terms of the Lease Agreement;
- a) Approve and authorize the Auditor-Controller to amend the FY 2017-18 Adopted Budget by increasing the Department of Social Services Community Programs appropriation (001-5010-SOC004-8258) by \$158,740, financed by increased cannabis tax revenue (001-1050-8041-4130). (4/5ths vote required);
- b) Approve and authorize the Director of the Department of Social Services to negotiate and execute a contract with Community Homeless Solutions to operate the temporary shelter at 321 North Main Street in an amount not to exceed \$1,140,778 annually; and
- c) Direct the Department of Social Services to return to the Board of Supervisors by November 30, 2017 to make necessary budget adjustments to fully fund the final executed contract with Community Homeless Solutions.

PASSED AND ADOPTED on this ____ day of _____, 2017, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book___ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
, Deputy