

# Attachment B

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## LEASE OF CITY PROPERTY

### Amendment No. 1

This Amendment No. 1 ("Amendment") to the a Lease of City Property is entered into this \_\_\_\_\_ day of August, 2019, by and between the City of Salinas, a California charter city and municipal corporation hereinafter referred to as "the City," and the County of Monterey, a political subdivision of the State of California hereinafter referred to as "the County."

### RECITALS

WHEREAS, on June 1, 1997, the City and the County first entered into a Lease of City Property (the "Property Lease") respecting the City-owned parking lots located on the south side of West Alisal Street between Lincoln Avenue and Church Street, and commonly known as City Parking Lots Nos. 6 and 17 ("Premises"); and

WHEREAS, pursuant to the Property Lease, the City granted the County the right to use the Premises for County governmental purposes, with the exception of thirty-eight (38) parking spaces which were reserved for use by the City (the "Parking Spaces"); and

WHEREAS, the County is obligated to make available parking for persons responding to juror summons or serving as jurors in the Superior Court located at 240 Church Street in Salinas; and

WHEREAS, as a result of the ongoing development of the Salinas Intermodal Transportation Center at Station Place and West Market Street, the County can no longer use the parking lots located at that location for juror parking; and

WHEREAS, the City desires to make the Parking Spaces available for use by the County for juror parking; and

WHEREAS, this Amendment would enable County to provide juror parking on the Premises, including approximately 63 spaces on Lot 6 and 31 spaces on Lot 17, while reserving three spaces for City use on Lot 17.

NOW, THEREFORE, based on the terms and the conditions set forth herein, the City and the County agree to amend the Property Lease as follows:

1. Paragraph 5.C is amended to read as follows:

The County will provide two ADA-accessible parking spaces on Lot 17 of the Premises to the City for visitors to the adjacent Recreation Center and one parking space on Lot 17 of the Premises for the City Library's Bookmobile. In the event the County either constructs a parking structure or parking facilities on the Premises, or no longer needs the Parking Spaces for juror parking, the County shall make the thirty-eight (38) spaces on the Premises available for use by the City.

2. Paragraph 6.B is amended to add the following:

The County shall be responsible for providing security for the Premises between 7:30 A.M. and 5:30 P.M. Monday through Friday. The City currently contracts for security services at its facilities located at 65 West Alisal Street and the adjacent parking structure, in addition to the downtown area, and agrees to coordinate with the County on shared security services for the Premises as needed.

3. Subsection B is added to Paragraph 9 and shall read as follows:

In accordance with 1.c and 1.d(ii)(c) of the Mutual Planning and Implementation of Government Services and Facilities in Downtown Salinas Memorandum of Understanding (the "Downtown MOU", February 2016), the City and the County are in communications regarding the potential development of a permanent parking structure at Church and Gabilan Streets (a portion of APN 002-247-001). As consideration for the City's relinquishing its rights to the Parking Spaces, as set forth in this Amendment, the County agrees not to pursue development or construction of a temporary parking lot at Church and Gabilan Streets, and agrees to continue cooperating with the City regarding the potential for the development of a permanent parking structure at Church and Gabilan Streets as identified in the Downtown Vibrancy Plan and Downtown MOU.

Except as specifically amended as set forth herein, all other terms and conditions of the Property Lease remain in effect.

In witness whereof, the parties have executed this Amendment on the date and the year first written above.

CITY OF SALINAS

COUNTY OF MONTEREY

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chair,  
Monterey County Board of Supervisors

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

*Wladimir Stojanovic*  
\_\_\_\_\_  
County Counsel

*Senior Deputy*

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Clerk of the Board of Supervisors