



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-847

December 09, 2025

Introduced: 11/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey, approve and authorize the Director of Housing and Community Development, or their designee, to execute a Standard Agreement between the Successor Agency to the Redevelopment Agency of the County of Monterey and Disaster Kleenup Specialists to provide property management services for the East Garrison Historic Arts District, for an amount not to exceed \$162,000, commencing upon execution of the Agreement through December 31, 2028;
- b. Authorize the Director of Housing and Community Development, or their designee, to execute up to two future amendments to the Agreement, each extending the term by one year, provided such amendments do not significantly alter the scope of work and the additional cost of each amendment does not exceed 10% (\$16,200), bringing the total cumulative cost increase to \$32,400 and potential aggregate not-to-exceed amount of \$194,400, subject to review by County Counsel.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey, approve and authorize the Director of Housing and Community Development, or their designee, to execute a Standard Agreement between the Successor Agency to the Redevelopment Agency of the County of Monterey and Disaster Kleenup Specialists to provide property management services for the East Garrison Historic Arts District, for an amount not to exceed \$162,000, commencing upon execution of the Agreement through December 31, 2028;
- b. Authorize the Director of Housing and Community Development, or their designee, to execute up to two future amendments to the Agreement, each extending the term by one year, provided such amendments do not significantly alter the scope of work and the additional cost of each amendment does not exceed 10% (\$16,200), bringing the total cumulative cost increase to \$32,400 and potential aggregate not-to-exceed amount of \$194,400, subject to review by County Counsel.

SUMMARY:

The East Garrison Historic Arts District ("Arts District") comprises 23 heritage-listed buildings located at the former Fort Ord military base, adjacent to the Phase 2 and Phase 3 residential neighborhoods of East Garrison (see Attachment A). Pursuant to the East Garrison Disposition and Development Agreement (DDA), these buildings are owned and managed by the Successor Agency to the Redevelopment Agency of the County of Monterey ("Successor Agency" or "SARDA") until they are either transferred to new ownership or an alternative use is determined by the County. The Successor Agency is responsible for ensuring the safety, security, and ongoing maintenance of the properties.

DISCUSSION:

Staff recommend entering into a Standard Agreement with Disaster Kleenup Specialists (DKS) (Attachment B) to provide comprehensive property management services. The Successor Agency has determined that these buildings require continued oversight and maintenance. The long-term preservation (“mothballing”) and upkeep of the historic buildings remain conditions of approval for the East Garrison development.

Under the proposed agreement, DKS will provide property management services for the three vacant parcels and all historic structures within the Arts District. Services will include regular inspections and monthly written reports submitted to SARDA staff. In addition, DKS will conduct assessments of the properties following winter storms and report the findings to SARDA. DKS currently provides on-call emergency response, and this contract will replace and supersede that contract (A-17086). Fire-fuel management services for the Successor Agency-owned properties is provided by West Coast Arborists.

To secure a property management provider, staff issued Request for Proposals #10937-A (RFP), *Management and Maintenance of Property and Buildings at the East Garrison Historic Arts District*, on February 6, 2025. Despite extending the RFP period, no responsive proposals were received.

OTHER AGENCY INVOLVEMENT:

The Offices of the County Counsel and Auditor-Controller have reviewed the Standard Agreement as to form and legality, and fiscal provisions, respectively.

FINANCING:

Appropriations are available in the FY2025-26 Adopted Budget for the Successor Agency, Appropriations Unit HCD010, Unit 8572. The Successor Agency’s management of the East Garrison Historic Arts District is included in the County’s Recognized Obligation Payment Schedule (ROPS). The associated costs are included in the annual request for tax increment.

Prepared by: Shandy Carroll, Management Analyst III, 784-5643
Reviewed by: Kathleen Nielsen, Management Analyst II, 755-4832
Approved by: Melanie Berretti, Chief of Planning, 755-5285

The following attachments are on file with the Clerk of the Board:
Attachment 1 - Building Locations
Attachment 2 - Draft Standard Agreement