



MEMORANDUM

TO: Workforce Development Board

FROM: Christopher Donnelly

SUBJECT: Approval of a Lease Agreement with Laborers' Local 270 for Use of the Main Hall and 2 Additional Rooms at its Salinas Facility

DATE: June 25, 2026

RECOMMENDATION:

It is recommended that the Monterey County Workforce Development Board (MCWDB) concurs with the Executive Committee's May 21, 2026, approval of a lease agreement with Laborers' Local 270 for use of the main hall and two additional rooms at their Salinas Hall facility at 117 Pajaro St., for an amount not to exceed \$2,000 per month, for a total annual amount of \$24,000 per year.

BACKGROUND/DISCUSSION:

Pre-apprenticeship training program classes have been held at the Plumbers & Steamfitters Local 62 training facility in Castroville for the last five years. For the most recent program funded by the State of California's High RoadSM Construction Careers Resilient Workforce Fund (HRCC: RWF), the rent for the facility was \$1,000/month, for an annual amount of \$12,000/year.

Based on providing an application to the State for Round One of a new pre-apprenticeship training grant, MCWDB's Executive Director has entered into discussions with the Plumbers on the cost of rent for the Castroville facility, which was recently raised to \$5,000/month, for an annual amount of \$60,000.

MCWDB has an opportunity to transition its pre-apprenticeship training operations to the Laborers' Hall in Salinas for a much lower cost of \$2,000/month, for an annual amount of \$24,000, and has received a lease agreement from the Laborers to move forward with this transaction. The two-page, month-to-month lease agreement is attached.

NEXT STEPS:

If the MCWDB approves a lease agreement with the Laborers, staff will coordinate with County Counsel, Real Estate, and Contracts/Purchasing to provide the lease agreement to the Board of Supervisors for final approval.