



Agenda Date: 3/28/2006
Agenda Placement: 6Y

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Britt Ferguson for Nancy Watt - County Executive Officer
County Executive Office
REPORT BY: Helene Franchi, Management Analyst III, 253-4820
SUBJECT: Amendment of Agreement with Aldea relating to the Wolfe Center

RECOMMENDATION

County Executive Officer requests approval of and authorization for the Chair to sign Amendment No. 1 to Agreement No. 6477 with ALDEA Children and Family Services modifying the expiration date (and thus the period use restrictions apply to the Wolfe Center Building) from October 8, 2007 to March 31, 2006 to facilitate the transfer of the Wolfe Center building from Aldea to the Peter A. and Vernice H. Gasser Foundation.

EXECUTIVE SUMMARY

The original agreement, approved by the Board in June 2005, authorized transfer to Aldea of use restrictions created by the grant agreement which assisted the Juvenile Justice Network with funding to develop the Wolfe Center. Those use restrictions run through October 8, 2007. Aldea is now proposing to transfer title to the Wolfe Center building to the Peter A. and Vernice H. Gasser Foundation. As part of the transfer agreement, the Foundation will commit to continue to use the building as a substance abuse treatment center. Based on the language in the transfer agreement and commitments from the Foundation, staff is confident that the building will continue to be used as a substance abuse treatment center, at least through October 2007. Consequently, staff is recommending the expiration date be moved forward from October 8, 2007 to March 31, 2006. This new date is contingent upon the close of escrow of the transfer of title to the Wolfe Center from Aldea to the Foundation.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of

Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

In June 2005, the Board approved an agreement allowing for the transfer of the ownership of the Wolfe Center from the Juvenile Justice Network (JJN) to Aldea and providing for the transfer from JJN to Aldea of use restrictions created by original grant agreement to JJN. Under the original grant agreement, the County in 2000 had provided JJN with \$100,000 to assist JJN with the development of the Wolfe Center facility located at 2310 First Street, Napa which provides substance abuse treatment to teenagers and their families. Additional funding was provided by the County to JJN in 2001 and 2002 for a total award of \$350,000. The original grant agreement with the JJN provided that the County has the right to demand repayment of the funds if, within a five year period after October 8, 2002 (through October 8, 2007), the JJN ceases to own the Wolfe Center or use the building as a substance abuse treatment center for at-risk youth. The transfer of ownership of the Wolfe Center to Aldea included its continued use as a substance abuse treatment center and the requirement of repayment to the County if such use was discontinued.

Aldea now wishes to transfer title of the Wolfe Center to the Peter A. and Vernice H. Gasser Foundation (the Foundation). Under the transfer agreement, the Foundation through JJN will continue to use the Wolfe Center as a substance abuse treatment center. The County is also entering into various service agreements with JJN which will require JJN to provide treatment and counseling services at or from the Wolfe Center through the end of 2007. Although the transfer agreement between Aldea and the Foundation and the service agreements with JJN do not provide for repayment of the \$350,000 to the County if the Wolfe Center building is not used for alcohol and drug services, given the language in the transfer agreement and service agreements and the commitments made by the Foundation, staff is confident that the building will continue to be used for alcohol and drug services at least through October 2007. Staff is proposing this action to simplify the process of transferring ownership of the Wolfe Center building to the Foundation.

As a result, it is no longer necessary to require the JJN or the Foundation to assume the original contractual obligations to the County which had been assumed by Aldea. The amendment before the Board today will revise the expiration date from October 8, 2007 to March 31, 2006, contingent upon the close of escrow and recordation in the official records with the Napa County Recorder of the transfer to the Foundation of title to the Wolfe Center.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi