



Agenda Date: 4/5/2005
Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Kim Henderson for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst, 259-8603
SUBJECT: Space License Agreement with Goodwill and CHDC at 650 Imperial Way

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign the following Space License Agreements for reimbursement of copier and fax machine costs for the term beginning April 1, 2005 and continuing until terminated by either party for sublease of space at 650 Imperial Way, Suite 101, for the public-private One-Stop partnership at the Job Connection facility, managed through the Health and Human Services Agency:

1. Goodwill Industries of the Redwood Empire, Inc.; and
2. California Human Development Corporation, Inc.

EXECUTIVE SUMMARY

Goodwill Industries of the Redwood Empire, Inc., (Goodwill) and California Human Development Corporation (CHDC), signed a space license agreement for cubicle/office space at 650 Imperial Way, Suite 101, on December 1, 2002.

On April 13, 2004 the Board of Supervisors approved the purchase of 650 Imperial Way in Napa and on July 1, 2004, the property officially became part of the County's building inventory.

At this time the new space license agreements are being brought before the Board reflecting Napa County's ownership of 650 Imperial Way with terms beginning April 1, 2005 until terminated by either party. To reimburse the County for expenses incurred in providing Goodwill and CHDC with use of the Premises during the term of this Agreement, both shall pay the County a monthly fee comprised of the pass through prorated cost of the copier and fax machine used for the public-private One-Stop partnership at the Job Connection facility, managed through the Health and Human Services Agency.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Training and Employment Center - There is no negative impact on the General Fund. Equipment use expenses will be charged to the space licensees on a pass-through basis. These agreements will benefit and enhance the Job Connection program.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The goal of the Napa County One-Stop System at the Job Connection, is to provide a variety of services to maximize opportunity for job seekers and employers. By subleasing this space to Goodwill and CHDC in this manner, this goal can be met and further enhance the Job Connection program.
Is the general fund affected?	No
Future fiscal impact:	This agreement will continue until terminated by either party.
Consequences if not approved:	The Job Connection will not function as efficiently as a One-Stop system and will not provide the variety of services to maximize opportunities for job seekers and employers.
Additional Information:	None

ENVIRONMENTAL IMPACT

There is no Environmental Impact for this item.

BACKGROUND AND DISCUSSION

Goodwill Industries of the Redwood Empire, Inc., (Goodwill) and California Human Development Corporation (CHDC) each signed a space license agreement for space at 650 Imperial Way with Napa County on December 1, 2002 for the public-private One-Stop partnership at the Job Connection facility, managed through the Health and Human Services Agency. The goal of the Napa County One-Stop System at the Job Connection, is to provide a variety of services to maximize opportunity for job seekers and employers. The Napa County Department of Health and Human Services' Training and Employment Center (TEC), located at 650 Imperial Way, wishes continue to lease space to Goodwill and CHDC as outlined below in order to fulfill the goal of offering employment counseling and training services to job seekers in a convenient central location. The term of this Agreement is on a month to month space lease and shall continue until terminated by either party by giving the other party no less than thirty (30) days prior written notice or by mutual agreement of the parties.

Goodwill Industries of the Redwood Empire provides job training, placement services, and employment counseling to people with workplace disadvantages and disabilities. CHDC provides opportunities and training to migrant and seasonal farm workers.

On April 13, 2004, Napa County Board of Supervisors approved the purchase of 650 Imperial Way in Napa and on July 1, 2004, the property officially became part of the County's building inventory. At this time Goodwill and CHDC wish to continue their sublease of office space at 650 Imperial Way, Suite 101 for the public-private One-Stop partnership at the Job Connection facility, managed through the Health and Human Services Agency.

To reimburse the County for expenses incurred in providing Goodwill and CHDC with use of the Premises during the term of this Agreement, both shall pay the County a monthly fee comprised of the pass through prorated cost of the copier and fax machine.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Michael Stoltz