



Agenda Date: 5/9/2006
Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Martha Burdick for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst II, 259-8603
SUBJECT: Lease Agreement at Bella Drive with Progress Foundation

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign a Lease Agreement with Progress Foundation for County owned space located at 1046 Bella Drive in Napa, reimbursing the County \$10,212 annually for the term April 25, 2006 through June 30, 2009.

EXECUTIVE SUMMARY

Progress Foundation has leased County owned property at 720 and 730 Randolph Street since 1982. This property will be demolished in anticipation of the construction of the new parking facility. The County has recently purchased 1046 Bella Drive as a replacement for the Randolph Street property and the Progress Foundation Program. The lease agreement will reimburse the County \$10,212 annually for the term April 25, 2006 through June 30, 2009.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Property Management
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The property at 1046 Bella Drive has been made available for lease to Progress Foundation as a replacement for the Randolph facility that will be demolished in anticipation of construction of a parking facility.
Is the general fund affected?	Yes

Future fiscal impact: The lease term is from April 25, 2006 through June 30, 2009 with yearly adjustments according to applicable Housing and Urban Development (HUD) rent schedules.

Consequences if not approved: Progress Foundation will not be able to provide their program services as provided for in Agreement No. 2156 (dated July 1, 2003) with Health and Human Services.

Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

The County has leased 720 and 730 Randolph Street to Progress Foundation for the operation of a Transitional Residential Housing Program under contract with the Health and Human Services Department since 1982. This property will be demolished in preparation for the construction of the new City/County parking facility.

Napa County Agreement No. 2156, between Progress Foundation and Napa County Health and Human Services, provides a Transitional Residential Housing Program in Napa County. 1046 Bella Drive has been made available for lease to Progress Foundation to allow continued operation of transitional residential housing programs because of the impending destruction of the Randolph facility. This new location will have all necessary permits and certifications required to operate the transitional residential housing programs.

Approval of the requested lease agreement for the term April 25, 2006 through June 30, 2009 will reimburse the County \$10,212 annually. Rental income on this property will be less than what the County was receiving for the properties at 720-730 Randolph Street because of a requirement of the Bella Drive acquisition that assumes the City of Napa Housing Authority deed of trust. The County is obligated to abide by the terms of the Regulatory Agreement with the Housing Authority of the City of Napa relating to the maximum rent charges allowable.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey