

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor John J. Benoit, 4th District

SUBMITTAL DATE:
July 9, 2014

SUBJECT: Extension of Funding Commitment and Support for the Mecca Comfort Station Project

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution 2014-170 for the Extension of Funding Commitment and Support for the Mecca Comfort Station Project in the total amount not to exceed \$1.7 million. 4/4 [\$1,700,000], General Fund 100%

BACKGROUND:

Summary

On April 22, 2014 the Board of Supervisors approved Resolution No. 2014-094, authorizing a commitment of \$1.7 million to Galilee Center for the Mecca Comfort Station. The Resolution also required that the Galilee Center and the County execute an agreement for development and operation of the Mecca Comfort Station by June 30, 2014. The Galilee Center is working on development documents, County staff has prepared a draft agreement, and the Galilee staff and Board of Directors are going through the review and approval process. Approval of the attached Resolution No. 2014-170, extending the funding and support for the Mecca Comfort Station Project, will ensure that the funding will be available when the project is ready to move forward.


 John J. Benoit
 4th District Supervisor

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,200,000	\$ 0	\$ 1,200,000	\$ 50,000/year	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 1,200,000	\$ 0	\$ 1,200,000	\$ 500,000	
SOURCE OF FUNDS: General Funds				Budget Adjustment: Yes	
				For Fiscal Year: 2014/15-2026/26	

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: Item 3-79 on
04/22/14

District: 4/4

Agenda Number:

3-67

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Extension of Funding Commitment and Support for the Mecca Comfort Station Project

DATE: July 9, 2014

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

In May 2000, the County of Riverside entered into a Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD). A main component of the agreement was for the County of Riverside to provide programs, facilities and services that address the needs of farmworkers in the Mecca, Thermal, Oasis and North Shore communities. The County has met those obligations through various programs and projects in the Coachella Valley. However, despite the County's ongoing effort to provide showers, restrooms and laundry facilities (the Mecca Comfort Station), a permanent solution has remained elusive due to issues with funding and location of the facilities.

Originally, the DACE property located at 92-124 Avenue 68 in Mecca had been selected as the permanent site. Due to concerns about the distance and, later, the elimination of redevelopment, the project site was no longer feasible. Thereafter a new project site was selected near downtown Mecca, and County staff entered into negotiations with the owner. It was the intent to use redevelopment funds for the purchase of the site and the construction of the facility. However, before the site purchase could be completed, the State of California eliminated the redevelopment agencies. The County's request to use redevelopment funds to move this project forward was denied by the State of California.

In order to meet the County's obligation to HUD for a permanent facility, alternate funding through the County's General Fund has been identified for the project. The attached resolution identifies the proposed project cost, project location and scope of improvements that will be included in the Mecca Comfort Station.

Impact on Citizens and Businesses

The project will convert a formerly vacant building that had been an attractive nuisance for graffiti and other vandalism into a needed community facility for migrant farmworkers and anyone else who may need laundry, restroom or shower facilities.

SUPPLEMENTAL:

Additional Fiscal Information

The funding amount committed for the Mecca Comfort Station is \$1,700,000. For construction, \$1,200,000 will be distributed to The Galilee Center, Inc., in accordance with the draft Disbursement Agreement (Attachment No. 11 of the draft Development and Construction Agreement). For operation costs, \$500,000 will be distributed over the ten-year covenant period, commencing at the time the Notice of Completion is issued. The draw schedule of \$50,000 per year is also shown in Attachment No. 11 of the draft Development and Construction Agreement, the draft Disbursement Agreement.

ATTACHMENTS:

Resolution No. 2014-170

**RESOLUTION 2014-170
EXTEND THE FUNDING COMMITMENT
AND SUPPORT FOR
THE MECCA COMFORT STATION PROJECT**

WHEREAS, the Board of Supervisors adopted Resolution No. 2014-094 approving a funding commitment of \$1.7 million and support for the Mecca Comfort Station at their regular session assembled on April 22, 2014;

WHEREAS, the terms of the Resolution, that funding commitment was valid until June 30, 2014 unless an agreement has been approved and executed by the Board of Supervisors and the Galilee Center with respect to the Mecca Comfort Station Project (Project);

WHEREAS, County staff and the Galilee Center, in good faith, have been working toward completion of the Development and Construction Agreement for the Project;

WHEREAS, the Galilee Center has begun the development of the construction documents for the Mecca Comfort Station Project;

WHEREAS, additional time is necessary for the Galilee Center and County staff to complete the necessary due diligence prior to completing and entering into the Development and Construction Agreement, including but not limited to completion of the construction documents;

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors for the County of Riverside, State of California, in regular session assembled on July 29, 2014, as follows:

- 1) That the Board of Supervisors hereby finds and declares that the above recitals are true and correct and incorporated as though set forth herein.
- 2) The Board of Supervisors' commitment to provide the general funds, subject to the satisfaction of the conditions precedent set forth herein, is valid until March 30, 2015, and shall thereafter have no force or effect, unless an agreement has theretofore been

RESOLUTION NUMBER 2014-170

Mecca Comfort Station Project

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approved and executed by the Board of Supervisors and the Galilee Center, with respect to the Project.

3) That all other recitals, terms and conditions as set forth in Resolution No. 2014-094 shall remain in full force and effect.

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