

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



FROM: Supervisor John J. Benoit, 4th District

SUBMITTAL DATE:
July 9, 2014

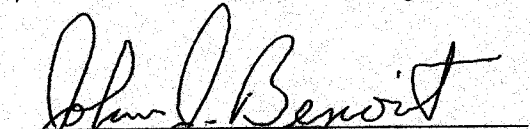
SUBJECT: Extension of Funding Commitment and Support for the Mecca Comfort Station Project

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

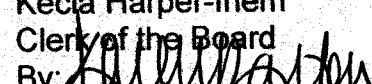
Departmental Concurrence

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

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: July 29, 2014
 xc: Supvr. Benoit

Kecia Harper-Ihem
 Clerk of the Board
 By: 
 Deputy

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

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

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

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

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7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
9 Nays: None
10 Absent: None

11 The foregoing is certified to be a true copy of a resolution duly
12 adopted by said Board of Supervisors on the date therein set forth.

13 KECIA HARPER-IHEM, Clerk of said Board

14 By 

15 Deputy

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RESOLUTION NUMBER 2014-170

Mecca Comfort Station Project

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07.29.14 3-67

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARRY GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: JULY 29TH 01A **Agenda #** 3-67,

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on Items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.