



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: January 22, 2019

Subject: APPROVE and AUTHORIZE a Lease of two County-owned Properties to Contra Costa ARC, District I and IV.

RECOMMENDATION(S):

AUTHORIZE the Public Works Director, or designee, to execute on behalf of the County, leases with Contra Costa ARC for two County-owned properties, one located at 2801 Robert H. Miller Drive, Richmond and one located at 3020 Grant Street, Concord, each for a ten-year term, in exchange for services to individuals with development disabilities, as permitted by Government Code Section 26227.

DETERMINE that the two properties are not needed for County purposes during the term of the proposed leases.

FISCAL IMPACT:

There is no negative impact on the General Fund. Contra Costa ARC (ARC) is already in possession of the properties under existing leases in exchange for providing services to the community. It may be that under the proposed leases, the County will be better able to recoup utility fees from ARC.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **01/22/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: January 22, 2019

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Julin Perez, 925.
957-2460

cc:

BACKGROUND:

The two sites being leased to Contra Costa ARC (ARC) are known as the George Miller Centers. Both sites were previously used by the County's Health Services Department to provide services to individuals with developmental disabilities. In 2004, due to serious budget shortfalls, the Board approved a proposal to discontinue County services at both locations. To achieve cost savings for the County and ensure the centers continued to be used as resources for the community, in 2005 the County leased the centers to ARC to enable ARC to provide programs to individuals with developmental disabilities at the centers. The initial term of both leases was ten years with an option to extend for an additional ten years. In 2015, the terms of both leases were extended through March 31, 2025, and both remain in effect.

Throughout the term of the leases, ARC has continued to be an essential community partner with the County and has continued to provide services to individuals with developmental disabilities and their families. Those services include providing enhanced disability services to developmentally disabled residents and their families, including advocacy services, employment development, parent training, and community access opportunities. These disabilities-related services are not services that the County currently provides at either center.

Since entering into the existing leases, the County has adopted a form of lease that is easier to understand and administer. Approval of the proposed leases will (i) replace the existing leases with leases using the new form of lease, (ii) make it more clear that ARC is responsible for the cost of utilities, including sewer fees, and (iii) extend the term of the lease from March 31, 2025, to March 31, 2029.

Government Code Section 26227 authorizes the County to make available to a nonprofit corporation any real property of the County that is not, and during the term of possession will not be, needed for County purposes, for use in carrying out programs deemed by the Board of Supervisors to be necessary to meet the social needs of the population of the County, including but not limited to the areas of health and education.

CONSEQUENCE OF NEGATIVE ACTION:

If the new leases are not approved, ARC will continue to provide the services it currently provides at both locations under the existing leases.