



COUNTY OF HUMBOLDT

For the meeting of: 5/18/2021

File #: 21-174

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Eureka Veterans Memorial Hall Agreement

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and execute the Eureka Veterans Memorial Hall Agreement; and
2. Authorize the Clerk of the Board to return one (1) executed agreement to Public Works, Facilities Management.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

The Eureka Veterans Memorial Hall Building is a 91-year-old county-owned building used by the American Legion Post #212 and Veterans of Foreign Wars Post #1872 to hold business and organizational meetings, with secondary uses consisting of civic meetings, public gatherings sponsored by organizations and persons under the veteran's groups.

On Oct. 5, 1991, the county entered into a Veterans Hall Management Agreement for said veteran's groups to formalize their use of the Eureka Veterans Memorial Hall Building.

On Jan. 9, 2010, the county was struck with an earthquake which resulted in damage to the building. Subsequent studies were made as to the needed repairs and improvements. Included in the studies were descriptions of upgrades per current building codes, and to rehabilitate the historical nature of the building for safe and efficient use.

On April 18, 2017, your Board approved a contract to Adams Commercial General Contracting, Inc. to do the aforesaid code-driven repair and rehabilitation work including Americans with Disabilities Act (ADA) improvements. Subsequently, the veteran's groups use of the building ceased during construction, and meetings were held in an on-site meeting room provided during construction. This arrangement continued until the construction contract was substantially completed.

On Feb. 25, 2020, your Board approved the substantial completion of the Eureka Veterans Memorial Building Seismic Repair Project. This project created a much-improved facility that will enable expanded use of the building.

The attached, proposed Eureka Veterans Memorial Hall Agreement is a direct result of the improvements. It memorializes the veteran's group's past use and takes into account the new opportunities for expanded use. The agreement also specifies stipend payments to be issued to the veterans' groups for their on-going management and maintenance of the hall and to allow for the use and subletting of the facility to conduct meetings and make gathering spaces available for the public. Stipend payments will increase 3% annually. In addition, 15% of income generated by the veteran's groups from hall rentals will be deposited into county fund, Capital Projects Reserved (3562), to be used for future maintenance costs of the building.

Attached is the proposed Eureka Veterans Memorial Hall Agreement. Staff recommends approval and execution of attached agreement.

FINANCIAL IMPACT:

Upon full execution of the Eureka Veterans Memorial Hall Building Agreement, \$15,000 will be due to the veteran's groups. These funds have been budgeted in 1100-199 for the current fiscal year.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by providing for and maintaining infrastructure

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not enter into this agreement. This is not recommended due to the age of the existing agreement, and the language contained in the existing agreement being outdated and inapplicable.

ATTACHMENTS:

Attachment No. 1 - Eureka Veterans Memorial Hall Agreement

Exhibit A - Premises

Exhibit B - Use Schedule

Exhibit C - Rental Application

Exhibit D - Policies

Exhibit E - Insurance

Exhibit F - Fees

Exhibit G - Rental Agreement

Exhibit H, Page 1 of 2 - Maintenance Responsibilities

Exhibit H, Page 2 of 2 - Janitorial Responsibilities

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PREVIOUS ACTION/REFERRAL:

Board Order No.: C16, C22

Meeting of: 4/18/17, 2/25/20

File No.: N/A, 20-188