



COUNTY OF HUMBOLDT

For the meeting of: 6/28/2022

File #: 22-498

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of the License Agreement with Healy Senior Center of Southern Humboldt, Inc. and Sublicense Agreement with Garberville Veterans Association for Use of the Conference Room Located at 456 Briceland Road, Redway, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached license agreement with Healy Senior Center of Southern Humboldt, Inc. for the use of the conference room located at 456 Briceland Road, Redway, California;
2. Approve, and authorize the Chair of the Board to execute, the attached sublicense agreement with Garberville Veterans Association for the use of the conference room located at 456 Briceland Road, Redway, California; and
3. Direct the Clerk of the Board to return one (1) fully executed original copy of the attached license and sublicense agreements to the Department of Public Works for further processing.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

The John Haynes Memorial Veterans Hall, located at 483 Conger Street, Garberville, is owned by the County of Humboldt and managed by the local veteran groups. The Department of Public Works (DPW) closed the John Haynes Memorial Veterans Hall due to the significant amount of mold in the building. Testing for mold was performed on April 20, 2016, and a report was submitted to the county on May 11, 2016. While the report did not go as far as to recommend closure of the building, it did recommend closure of sections of the building. After review of the report and knowledge that the facility's heating/cooling system cannot segregate the air in the building, DPW did recommend full closure as there was no way to keep the air circulation system from moving mold spores throughout the building. On June 10, 2016, DPW issued an immediate closure of the building.

The county is obligated to provide meeting space for the veteran groups. The Benbow KOA donated a

meeting location twice a month for the veteran groups from August 2016 through October 2016 as a temporary location. On December 13, 2016, your Board approved a lease agreement with the Redwood Community College District (District) and a sublease agreement with American Legion Post 494 and Veterans of Foreign Wars Post 6354 for use of the premises located at 286 Sprowel Creek Road, Garberville. On March 28, 2017, your Board approved the termination of the lease agreement with the District because the Veterans located a building in Redway that was more suitable for their meetings. On April 18, 2017, the Board approved a license agreement with Healy Senior Center of Southern Humboldt, Inc. ("HSCSH") regarding the use of their conference room located at 456 Briceland Road, Redway, California. The County of Humboldt subsequently sublicensed the use of the meeting room to the Garberville Veterans Association.

On November 9, 2021, the Board approved the termination of the HSCSH license and sublicense agreements as to allow the relocation of the Garberville Veterans to the newly completed Garberville Campus at 715 Cedar Street in Garberville.

On March 22, 2022, the Garberville Veterans submitted a letter to the county, asking to relocate their meetings back to the Healy Center. The attached license and sublicense agreements with HSCSH and Garberville Veterans will allow Garberville Veterans Association to continue using the conference room located at 456 Briceland Road, Redway, California. The provisions of the attached license and sublicense with HSCSH and Garberville Veterans association are substantially similar to the original license and sublicense agreements dated April 18, 2017, with the exception of an increase of rent from \$200 to \$225 per month.

FINANCIAL IMPACT:

The annual cost for the license will be \$2,700 or \$225 per month. Utilities for the vacated John Haynes Memorial Veterans Hall will continue to be paid fully by the county.

Included in the proposed fiscal year 2022-23 budget and in prior years' adopted budgets is a contribution to the Garberville Veterans in the amount of \$5,200 from Contributions Other (1100199). Should your Board approve this agreement this contribution will continue to be used to offset the license amount and any additional ancillary costs.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the attached license and sublicense agreements with HSCSH and Garberville Veterans Association for the use of the conference room located at 456 Briceland Road, Redway, California. However, this alternative is not recommended as the conference room located at 456 Briceland Road, Redway, California is the preferred location of the Garberville Veterans

Association to hold their meetings.

ATTACHMENTS:

1. License Agreement with Healy Senior Center of Southern Humboldt, Inc. for the use of the conference room located at 456 Briceland Road, Redway, California
2. Sublicense Agreement with Garberville Veterans Association for the use of the conference room located at 456 Briceland Road, Redway, California.

Board Order No.: C-9, C-14, C-17, C-12

Meeting of: 12/13/2016, 3/28/2017, 4/18/2017, 11/09/2021

File No.: 21-1591