



AGENDA REPORT

Economic Development

DATE:	December 20, 2022
TO:	Mayor Butt and Members of the City Council
FROM:	Gabino Arredondo, Project Manger Craig Murray, Development Project Manager II
Subject:	Proposed Men and Women of Valor Lease
FINANCIAL IMPACT:	Per the lease terms, Men and Women of Valor will pay the City \$1 per month, for a three-year period beginning December 1, 2022, through November 30, 2025, with options to extend for two additional one-year periods (362801-01917090).
PREVIOUS COUNCIL ACTION:	None.
STATEMENT OF THE ISSUE:	Men and Women of Valor requested that the City of Richmond consider approval of a lease agreement for the continued use of office space at 1350 Kelsey Street, Richmond, CA.
RECOMMENDED ACTION:	APPROVE a lease with Men and Women of Valor (MWV) for the continued use of 1350 Kelsey Street, at a rate of \$1 per month, for a three-year term from December 1, 2022, through November 30, 2025, with two additional one-year term options to extend the lease – City Manager’s Office (Craig Murray 510-621-1612).

DISCUSSION:

Men and Women of Valor (MWV) requested that the City of Richmond consider approval of a lease agreement for the continued use of 1350 Kelsey Street located in North Richmond. The lease agreement is for \$1 per month for a three-year term from December 1, 2022, through November 30, 2025, with options to extend the lease term for two (2) additional one (1) year periods.

MWV is a 501(c)(3) community-based charitable organization, and its primary mission is a commitment to empowering a clean, healthy, and safe environment. MWV maintains and promotes clean and sober living and provides referrals to re-entry programs, apprenticeship classes, and jobs including placement, and participation in youth education and outreach events, domestic violence classes, life skills classes, and transitional housing. The organization also empowers the community, rebuilding the community and family relationships, faith restoration and rebuilding, including fighting against crime and drugs, and supporting and providing youth education and outreach programs. MWV partners include Goodwill Industries, Department of Rehabilitation, Allied Vocation Training Center (Welding School), PACT (Parole and Community Team), and the Joyful Recovery Ministry of St. John Missionary Baptist Church.

MWV provides housing, employment, food and supply distribution and behavioral services through its community partners at the former North Richmond Childcare Center at 1350 Kelsey Street. This site also provides office and recording space for the North and Greater Richmond Blues Foundation. MWV has occupied 1350 Kelsey Street since March 1, 2013. In 2013, MWV worked with the City Manager's Office to occupy this space shortly after the YMCA of the East Bay determined that it could no longer continue to provide services at this North Richmond Childcare Center and vacated the site. Occupancy of the site was deemed necessary by the City Manager in 2013 following a series of attacks on vacant community centers in Richmond including the Martin Luther King, Jr. Center that was eventually demolished due to flooding and risk issues brought on by copper miners. The North Richmond Childcare Center at 1350 Kelsey Street also experienced initial vandalism such as graffiti and copper mining after the site became vacant.

MWV, through efforts at this location, has re-engaged the community by offering critical services as noted above and food distribution. The City's Fire Marshal, Electrical Shop, Building, Code, and City Manager's Office staff conducted a joint building inspection on April 12, 2021. City staff worked with MWV to correct items identified in the inspections.

As the City is moving forward to account and centralize all City leases, City staff has been unable to find an executed lease with Men and Women of Valor for the location at 1350 Kelsey Street. City Manager's Office staff met with MWV Executive Officer on December 7, 2022, to inspect the site and to determine the particular uses in each of its spaces. As a result, the proposed lease agreement (Attachment 1) was drafted and will

bring the occupancy of the 1350 Kelsey Street building into good standing upon execution.

DOCUMENTS ATTACHED:

Attachment 1 – Lease Agreement