Amended Agenda
Instructions on participation have changed.
Please review the agenda for instructions on how to participate in the meeting.

The Contra Costa County Health Department has ordered individuals in Contra Costa County to “shelter in place”. The California Department of Public Health issued its “Mass Gatherings Guidance on Novel Coronavirus or COVID-19” followed by a recommendation that certain gatherings in California be postponed or canceled. The Governor of the State of California issued Executive Order N-25-20 which, among other things, orders that all California residents are to “. . . heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19” and pursuant to Executive Order N-33-20 has ordered all individuals in California to stay home or at their place of residence with very limited exceptions. That means residents must obey State, County, and City of Concord rules and guidelines.

City of Concord Rules: The City of Concord has declared a local state of emergency due to COVID-19 and is closed to the public. This Committee meeting is an essential event, therefore it has not been cancelled. However, City of Concord officials and staff will conduct this meeting telephonically or otherwise electronically. The City will not make available any physical location from which members of the public may observe the meeting and offer public comment. Instead, members of the public may observe and address the meeting remotely. Below is information on how to do that.
Join from a PC, Mac, iPad, iPhone or Android device:

https://cityofconcord.zoom.us/j/92700523872?pwd=c25GQTlIWW9meUV1L1VxZjJBczNqQT09

Webinar ID: 927 0052 3872
Passcode: 649055
By phone: US: +1 669 900 6833

How to Submit Public Comments:

Written: All comments received before 3:00 pm the day of the meeting will be posted on the City’s website as “Correspondence” under the relevant agenda item and provided to the Committee members prior to the meeting.

- If you are commenting on a particular **item on the agenda**, please identify the agenda item number and letter.
- If you are commenting on an **item not listed on the agenda**, please identify your comment as a General Public Comment.

To Participate in Public Comment During the Meeting:

Staff Reads Your Comments Aloud: When the Chair opens the public comment period for the relevant agenda item, please email your comments to cityclerk@cityofconcord.org. Prominently write “Read Aloud at Meeting” at the top of the email and your comments will be read into the record (not to exceed three minutes at staff’s cadence). Comments received outside of the public comment period for the relevant item will not be read aloud but will be inserted into the meeting record.

Live Remote Public Comments: Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking here. Zoom also allows you to join the meeting by phone.

- Join the meeting at any point, but be sure you are in the meeting prior to the City Council consideration of the item on which you would like to provide comments.

From a PC, Mac, iPad, iPhone or Android:
- https://cityofconcord.zoom.us/j/92700523872?pwd=c25GQTlIWW9meUV1L1VxZjJBczNqQT09
- Webinar ID: 927 0052 3872
- Passcode: 649055
- By phone: US: +1 669 900 6833

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak.
- Speakers will be muted until their opportunity to provide public comment.
When the Chair opens a public comment period on the item on which you would like to comment, please use the “raise hand” feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide.

Regular Meeting of the Recreation, Cultural Affairs & Community Services Committee

1. ROLL CALL

2. PUBLIC COMMENT PERIOD
   This is a period for items within the Committee’s subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the City Council from acting at this meeting on any matter raised during the Public Comment Period. Please see “How to Submit Public Comments” above.

3. REPORTS
   The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes. Please see “How to Submit Public Comments” above.

   a. Considering requests to lease the City-owned storage building located at 1950 Waterworld Parkway. Report by Justin Ezell, Director of Public Works.

   b. Considering – future use opportunities of the Keller House located at 1760 Clayton Road, Ellis Lake Park. Report by Justin Ezell, Director of Public Works.

4. ADJOURNMENT

NOTICE TO THE PUBLIC

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited by California law to raising only those issues you or someone else raised in the hearing or in a written correspondence delivered to the City Council prior to or at the hearing.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator Tianjun Cao at (925) 671-3243 or Tianjun.cao@cityofconcord.org, at least 24 hours in advance of the
meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Distribution: City Council
Valerie Barone, City Manager
Susanne Brown, City Attorney
Justin Ezell, Director of Public Works
Joelle Fockler, City Clerk
Staff Report

Date: July 29, 2020

To: Council Committee on Recreation, Cultural Affairs & Community Services

From: Valerie J. Barone, City Manager

Prepared by: Justin Ezell, Director of Public Works
   Justin.ezell@cityofconcord.org
   (925) 671-3231

Subject: Considering requests to lease the City-owned storage building located at 1950 Waterworld Parkway.

Report in Brief
In March 2019 the City Council authorized a $1, one-year license agreement that allowed B8 Theater Company to store theater related equipment in the City owned metal storage building located at the decommissioned sewer pump station behind Six Flags Hurricane Harbor. The license agreement expires on September 20, 2020. B8 requested a two-year extension on the agreement. Six Flags Hurricane Harbor also expressed a desire to use the building in order to facilitate its expanded operations, and wishes to occupy the space in early 2021.

Recommended Action
Hear the report and provide direction to staff.

Background
The City owns a large parcel of land located at 1950 Waterworld Parkway. The property was previously used for a wastewater treatment plant. When the wastewater treatment plant was decommissioned, a small portion of the property continued to be used as a wastewater pumping station, which was also later decommissioned. The majority of the property has since been repurposed as a water park, currently operated as Six Flags Hurricane Harbor.

The City continues to have control over a certain portion of the property which contains a variety of buildings including office and storage space. The City periodically uses the
property for staging materials and equipment, but it is used out of convenience rather than necessity.

The City previously entered into license agreements with Six Flags which allowed the company to use the property for employee parking. More recently, the City entered into a one-year license agreement with B8 Theater Company to use one of the buildings to store theater-related equipment. The license agreement with B8 Theater Company expires on September 20, 2020. B8 requested a two-year extension on the agreement. Six Flags Hurricane Harbor also expressed a desire to use the building in order to facilitate its expanded operations, and wishes to occupy the space in early 2021.

Analysis
In March 2019, B8 Theater Company was required to vacate their space located at 2292 Concord Boulevard. Given the City’s support for the arts, staff worked with B8 to find a temporary storage space for equipment while B8 located a permanent home. Towards this end, the City authorized a license agreement to B8 to occupy a metal storage building for a 1-year period, with the option to renew for an additional six months, for a total of 18 months. At the request of B8 the City granted the option to renew for six months; however, B8 did not and has not provided the required insurance coverages and is currently out of compliance with the license agreement.

B8 Theater Company continues to search for a permanent home. It has been working to develop a space at the El Monte Shopping Center, but it has struggled with meeting life safety Building Code requirements in that space, and with the current shelter in place order restricting their ability to hold performances, is expected to vacate the space. Without a space to operate, coupled with the complications of COVID-19, it is unclear when or where B8 Theater Company will resume production of live theater. The staff report included as Attachment 1 provides the background and history involved in authorizing the March 2019 license agreement to B8.

In June 2019 Six Flags Hurricane Harbor began expressing an interest to lease the City building that is currently occupied by B8 Theater Company. Though staff does not have the details, the understanding is that Six Flags has a short and long term vision for expanded operations, which includes use of some or all of the property still under control by the City. If the City were to lease additional property to Six Flags, the City would first perform a leasing rate study to assess the fair market value of the property, and negotiate lease terms with Six Flags.

Staff sees four courses of action, or combination thereof, for Committee consideration and direction. Staff will bring the Committee recommendation to the full City Council for consideration in September. In addition to the Committee recommendation, staff will include the following alternatives in the staff report that is brought forward to the full City Council:
a. Renew the lease with B8 Theater Company for some specified period of time. This will require full City Council approval and B8 Theater Company must uphold the terms of the agreement by providing the necessary insurance coverage documentation. As mentioned previously, B8 is not in compliance with the existing agreement.

b. Initiate lease negotiations with Six Flags Hurricane Harbor. This will require a leasing rate study to be completed in order to assess the fair market value of the space. A lease would need to be brought forward to the full City Council for approval. B8 Theater Company would need to vacate the space.

c. Place the lease option on the open market. This will require a leasing rate study to be completed in order to assess the fair market value of the space, and may or may not include issuing a formal request for proposals. The City would likely receive a variety or proposals some for fair market value and many from non-profits looking for a subsidized storage location.

d. Use the space for City purposes. Allow the lease with B8 Theater Company to expire and continue using the space for periodic needs of the City. Though not required, the facility will be used as extra storage space for City materials and equipment.

Financial Impact
B8 Theater Company is currently paying $1 for its 12-month license agreement with the City. It is unknown what the fair market value is of the building licensed by B8, or what Six Flags Hurricane Harbor would be willing to pay for a longer term lease.

Public Contact
The Agenda was posted. Both Six Flags and B8 Theater Company were invited to tonight’s meeting for an opportunity to share information and answer questions.

Attachment
1. March 5, 2019 staff report authorizing a license agreement to B8 Theater Company.
Staff Report

Date: March 5, 2019
To: City Council
From: Valerie J. Barone, City Manager
Reviewed by: Andrea Ouse, Director of Community and Economic Development
John Montagh, Economic Development Manager
Prepared by: Brian Nunnally, Business Development Manager
Brian.nunnally@cityofconcord.org (925) 671-3018

Subject: Considering approval of a proposed license agreement (to be drafted by the City Attorney) between the City and B8 Theatre Company to allow temporary storage of theater-related equipment in a City-owned storage building located at 1950 Waterworld Parkway (APN 126-310-011) for a 12-month term, and authorize the City Manager to execute the agreement subject to City Attorney approval.

CEQA: Exempt per CEQA Guidelines Sections 15061(b)(3) and/or 15301.

Report in Brief
B8 Theatre Company (B8), which was located at 2292 Concord Boulevard prior to the recent termination of its lease, has requested a license agreement for temporary storage (12 months) of theater equipment in an underutilized City-owned storage building located at 1950 Waterworld Parkway. It is recommended that the building be leased for $1 annually, so that B8 may have secured storage while it searches for a permanent location.

Recommended Action
Approve a proposed license agreement (to be drafted by the City Attorney) between the City and B8 Theatre Company to allow temporary storage of theater equipment within the storage building located at 1950 Waterworld Parkway (see map, Attachment 1) at a
12-month term for $1 per year, and authorize the City Manager to execute the agreement subject to City Attorney approval.

**Background**
B8 Theatre Company was founded in 2002 as the Butterfield 8 Theatre Company, which used various venues as performance space before settling in Concord at Cue Productions Live for its 2006-2007 season. Butterfield 8 Theatre Company staged its performances at this venue until 2014. When the theater's founder traveled abroad to further his studies, the live theatre company lost its performance space and went on a two-year hiatus before being reconstituted as the B8 Theatre Company in 2016.

B8 serves an important public purpose in the City of Concord and the surrounding community by providing theater education and scholarships to children, and by inspiring audiences of all ages with an intersectional look at the works, which examine perceptions of gender, race, class, age, sexual orientation, and abilities within the framework of the play and the larger context of society as a whole. B8 is the only live theater group in the City of Concord, and – as detailed below -- contributes both to Concord’s quality of life and Concord business patronage.

B8 found temporary space at 2292 Concord Boulevard, which was the former home of a US Bank branch. B8 signed a temporary lease with the building’s owners, Browman Development, while Browman Development was going through the entitlement process to develop the parcel and several contiguous parcels into a multifamily development. The temporary lease contained a clause that allowed for its termination with notice to B8 so that Browman Development would have the flexibility to commence its construction without delay. Notice was served to B8 in late December; hence the need for B8 to vacate the space no later than March 25, 2019.

B8 Theatre Company’s artistic director, JanLee Marshall, reached out to Mayor Obringer seeking assistance with finding a new permanent location in Concord. Economic Development staff are actively assisting B8 with this effort. During these efforts, B8 identified an immediate need for storage space as the search for a permanent home continues.

Based on the needs provided by B8 in an email letter dated February 25, 2019 to Mayor Obringer (Attachment 2), Economic Development staff worked with Public Works staff to identify possible City-owned buildings that B8 could utilize for temporary storage. Public Works suggested an approximately 20’x40’ metal storage building located on City-owned property behind Six Flags Hurricane Harbor. This storage building is not currently needed by the City, and there are no utilities associated with this building.

**Analysis**
The City of Concord is very supportive of the arts, both for their cultural contribution and as an economic development driver to attract visitors and businesses to the City. B8
Theatre Company is the only live theater company in Concord, and – as detailed above and in this paragraph – serves an important public purpose. Providing temporary storage for B8 will support that purpose by enabling B8 to continue its focus on providing professional theater experiences to Concord residents, as well as non-Concord residents who patronize Concord businesses by dining and shopping before and after live performances.

The license agreement term is anticipated to be for an initial 12 months with an option for the City Manager to extend the lease for an additional six months. Key aspects of the license include:

- The City and Licensee may terminate the agreement for any reason upon a 30-day written notice to the other party.
- B8 must provide insurance to remove liability and risk from the City for the use of the space.
- The lease is set at $1 a year.
- The space is accepted as-is.
- The City accepts no liability for damage for any reason to any equipment stored in the space.
- The space must not be modified without approval from the City.
- The space must be returned to its original state once the lease is terminated.
- The space and its surroundings must be kept neat and clean, to the satisfaction of the Public Works Director.

**Financial Impact**
This agreement has no financial impact.

**Environmental Determination**
Actions proposed in this Resolution are considered Categorically Exempt pursuant to CEQA\(^1\) Guidelines Section 15061(b)(3). The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In addition, use of the existing storage building for storage purposes is exempt under CEQA Guidelines Section, 15301. Existing Facilities.

\(^1\) California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, all as amended from time to time.
Public Contact
B8 Theatre Company has received a copy of the agenda report, and the agenda has been posted.

Attachments
1. Storage Building Map
2. Email Letter from B8 Theatre Company Dated February 25, 2019
(20’X40’ Metal Storage Building Circled in Red)
Dear Mayor Obringer,

I just wanted to take this opportunity to put into the writing in detail B8 Theatre Company's request for some rent free storage space while our company is transitioning into a new home due to the Grant Street Apartment development beginning sooner than we expected. Below are the specifics of our request:

- We need space that can hold our audience chairs, some set piece/ furniture pieces, and a number of props and costumes that are difficult to replace.
- We need approximately 500 - 600 sq. ft
- We need to have all our supplies in storage by Monday March 25, 2019, so we would like to begin storing things as early as March 10th. (or even earlier if possible)
- We hope to receive this as a rent free space. (or extremely reduced rate as our rent will more than triple when we find a new home.)
- We are not sure of the specific length of time that we will need to occupy the storage space. We hope to have a new home within 6 months but that will depend on many variables and available spaces.
- We can have our insurance company, Hindsight Insurance provide the proper proof of insurance requested by the city.

This gift of storage space would be a tremendous show of support for the performing arts in Concord. As you already know we are currently the only live theatre company in Concord and we love our location and our Concord Audiences. We also know that at least half, if not more, of our Audience members come from surrounding cities and they not only enjoy high quality professional theatre at affordable prices, they enjoy dining, coffee, ice creams and drinks both before and after our shows in our charming downtown area. It has been B8's privilege to help make downtown Concord a destination point for a wonderful and reasonable night out.

We have less than a month to find a temporary home for our materials so the whole of B8 Theatre Company appreciates your consideration and timely response in this matter.

Respectfully,

JanLee

--
Be Curious
Be Brave
B8

JanLee Marshall
Artistic Director, B8 Theatre Co.
925-890-8877
janlee@b8theatre.org
Staff Report

Date: July 29, 2020

To: Council Committee on Recreation, Cultural Affairs & Community Services

From: Valerie J. Barone, City Manager

Prepared by: Justin Ezell, Director of Public Works
Justin.ezell@cityofconcord.org
(925) 671-3231

Subject: Considering future use opportunities of the Keller House located at 1760 Clayton Road, Ellis Lake Park.

Report in Brief
The office lease agreement between the City of Concord and Monument Impact expires July 31, 2020. The City must determine whether or not to continue providing the Keller House to Monument Impact on a month-to-month basis, repurpose the facility for City run programs, or initiate a formal request for proposal (RFP) process in order to put a lease opportunity on the open market.

Recommended Action
Hear the report and provide direction to staff.

Background
The "Keller House" is an approximately 2,600 square foot residential home that has been converted to office space. The Concord Historical Society website provides the following history regarding the Keller House, which is located within Ellis Lake Park at 1760 Clayton Road:

Built in 1902-03 by L.V. Perry for Henry (Harry) and Elodia Keller, the house was initially located at the southeast corner of Galindo and Clayton Rd. Paul and Marie Keller acquired the house in 1912 when his brother, Harry, purchased a large ranch in Clayton. Paul was founder of the P.L. Keller Hardware store, was City Clerk (1910-1914), and was very active in civic and cultural affairs. In the late 1970’s, the house was converted to a real estate office and restored. In
1984, it was moved to its current Ellis Lake Park location where it is used for community service activities.

The Keller House is situated in the northern portion of Ellis Lake Park with parking lot access off Clayton Road. The parking lot also serves park visitors utilizing the children’s playground and tot lot, restrooms, and trail surrounding the lake (see Figure 1).
For a number of years the City has been leasing the historic Keller House to Monument Impact. The relationship with Monument Impact began in 1998 when the City and Monument Community Partnership partnered to address quality of life issues in the Monument Corridor. The organization later merged with the Michael Chavez Center. It changed its name to Monument Impact in 2014. The mission of Monument Impact is to ensure that immigrants, refugees and low-income residents in Concord and surrounding communities have the voice, tools and relationships necessary to have an equitable share of the social and economic wealth in our region. More information about Monument Impact is available on their website: http://monumentimpact.org

The City renewed the Keller House lease with Monument Impact in 2015; the lease is set to expire on July 31, 2020. While it’s not permission to hold over, the lease contains a provision that provides the conditions for Monument Impact to have month-to-month tenancy. The monthly lease payments of $100 turn into $200 per month rent payments under this provision. Monument Impact has indicated that it wishes to continue renting the facility on a month-to-month basis at the $200 per month rent. It should be noted that Monument Impact has two Concord locations from which they operate. In addition to the Keller House location, Monument Impact has an office located at the Plaza Bonita shopping center on Monument Boulevard.

Analysis
Staff explored options for the space, including looking at whether or not the building could be used for City programs, or leased out either at market rate or to a non-profit with some subsidy (this could include considering re-leasing to Monument Impact). Staff commissioned TRICommercial to perform a leasing rate study of the Keller House in order to determine the fair market value of the monthly rental rate. TRICommercial analyzed thirteen nearby office buildings that were available for lease in order to determine the estimated fair value of $54,747 to $61,003 per year. The City has been receiving $1,200 per year under the lease with Monument Impact. A copy of the leasing rate study is included as Attachment 1.

Staff is requesting Council support relocating the City’s Volunteers in Police Services (VIPS) Program to the Keller House. The VIPS Program is a valuable community resource which provides resolution to non-criminal complaints from unarmed community responders. In addition to neighborhood patrol, the VIPS Program assists with records, administration, investigations, and the Community Emergency Response Team (CERT). VIPS Program participants support many special events such as the downtown Music and Market series and the 4th of July parade, among others. During calendar year 2019 VIPS program volunteers provided 11,003 hours of incredibly valuable service to the community.

The VIPS Program has historically been housed within the Concord Police Department Building. However, since the COVID 19 pandemic the VIPS program has been on
hiatus as it cannot be operated within the PD building in a manner that allows proper social distancing. The historic space for the VIPS consists of three face to face, low-level cubicles. The small workspace provides no opportunity for social distancing. Given that 55% of the 64 men and women in the program fall within the high-risk age category for COVID-19, the program was suspended indefinitely with the onset of the pandemic. This decision was made to safeguard the health and safety of the volunteers and to limit possible transmission within the Police Department.

Relocating the VIPS Program to the Keller House would allow the program to resume operations during the COVID-19 pandemic, because of the amount of space and ability to social distance that it provides. It would also remove the threat of potential spread within the Concord Police Department. Outside of the pandemic, the added space can foster greater VIPS Program participation and the associated community good that will come from unarmed, non-sworn community service providers which deescalate situations by the very nature of their age and non-threatening appearance. It is also believed that housing the VIPS in Ellis Lake Park will help discourage some of the illegal and undesirable behaviors that currently occur at the park.

Aside from the options of continuing to rent the Keller House to Monument Impact or repurposing the facility for City-run programs, the City could position the lease opportunity on the open market. Placing the lease on the open market may result in a considerable increase in revenue for the City. As noted earlier, the City collects $1,200 per year under the lease with Monument Impact, which will increase to $2,400 per year beginning on August 1. TRICommercial estimates that the City could collect as much as $54,747 to $61,003 per year on the open market. Issuing a formal RFP would provide an opportunity for for-profit and not-for-profits of all types to compete for the space, allowing the City to determine which building use provides the greatest good for the community.

Financial Impact
The City collects $1,200 per year, increasing to $2,400 per year, through the office lease agreement with Monument Impact. It is estimated that as much as $54,747 to $61,003 per year could be collected by placing the lease on the open market.

Public Contact
The Agenda was posted.

Attachment
1. Leasing Rate Study
Leasing Rate Study

The Keller House – 1736 Clayton Road
Concord, CA 94521

June 25, 2020

Project Description: Estimation of appropriate market rental rate for an approximately 2,607 SF Class B office building. The subject property is located at the intersection of Clayton Road and Sutter Street and is within walking distance of multiple downtown amenities.
# Availability Summary – Nearby Concord Office Spaces For Lease

<table>
<thead>
<tr>
<th>Property Image</th>
<th>Property Address</th>
<th>Building Class</th>
<th>Building Square Footage</th>
<th>Square Footage Available</th>
<th>Asking Rate</th>
<th>Rate Type</th>
<th>Time on Market</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="3540%20Chestnut%20Ave%20Concord%20CA%2094519" alt="Image" />%20Office%20Class%20C%202%2C600%20SF%201%2C167%20SF%20$1.75%20Modified%20Gross%201%20Month%20Modified%20Gross%20Lease.%20Tenant%20pays%20for%20their%20own%20utilities.%20janitorial,%20telecommunication%20system%2C%20internet%2C%20etc.)</td>
<td>3540 Chestnut Ave Concord, CA 94519</td>
<td>Office</td>
<td>2,600 SF</td>
<td>1,167 SF</td>
<td>$1.75</td>
<td>Modified Gross</td>
<td>1 Month</td>
<td>Modified Gross Lease. Tenant pays for their own utilities, janitorial, telecommunication system, internet, etc.</td>
</tr>
<tr>
<td><img src="1110%20Burnett%20Ave%20Concord%20CA%2094520" alt="Image" />%20Office%20Class%20C%2022%2C995%20SF%201%2C811%20SF%20$1.50%20NNN%201%20Day%20NNN%20Lease.%20Tenant%20pays%20for%20their%20proportionate%20share%20of%20property%20taxes%2C%20insurance%2C%20and%20maintenance.%20NNN%20is%20not%20commonly%20used%20for%20office%20properties.)</td>
<td>1110 Burnett Ave Concord, CA 94520</td>
<td>Office</td>
<td>22,995 SF</td>
<td>1,811 SF</td>
<td>$1.50</td>
<td>NNN</td>
<td>1 Day</td>
<td>NNN Lease. Tenant pays for their proportionate share of property taxes, insurance, and maintenance. NNN is not commonly used for office properties.</td>
</tr>
<tr>
<td><img src="3135%20Clayton%20Rd%20Concord%20CA%2094519" alt="Image" />%20Office%20Class%20C%2010%2C412%20SF%20760%20SF%20$1.65%20Full%20Service%2020%20Months%20Full%20Service%20Lease.%20Landlord%20pays%20for%20all%20property%20expenses%20and%20for%20tenant%27s%20utilities%20and%20janitorial.%20Full%20Service%20is%20the%20usually%20the%20most%20common%20lease%20type%20for%20office%20properties.)</td>
<td>3135 Clayton Rd Concord, CA 94519</td>
<td>Office</td>
<td>10,412 SF</td>
<td>760 SF</td>
<td>$1.65</td>
<td>Full Service</td>
<td>20 Months</td>
<td>Full-Service Lease. Landlord pays for all property expenses and for tenant’s utilities and janitorial. Full Service is the usually the most common lease type for office properties.</td>
</tr>
<tr>
<td>Address</td>
<td>Type</td>
<td>SF</td>
<td>Tenant SF</td>
<td>Rate</td>
<td>Lease Type</td>
<td>Duration</td>
<td>Note</td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>----------</td>
<td>----</td>
<td>-----------</td>
<td>------</td>
<td>----------------</td>
<td>----------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>3355 Clayton Rd</td>
<td>Office</td>
<td>3,441</td>
<td>700</td>
<td>$1.93</td>
<td>Modified Gross</td>
<td>12 Months</td>
<td>Tenant pays for their own utilities, janitorial, telecommunication system, internet, etc.</td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94519</td>
<td>Class B</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1070 Concord Ave</td>
<td>Office</td>
<td>25,700</td>
<td>9,864</td>
<td>$1.80</td>
<td>Full Service</td>
<td>10 Days</td>
<td>Full-Service Lease. Landlord pays for all property expenses and for tenant’s utilities and janitorial. Full Service is the usually the most common lease type for office properties.</td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4415 Cowell Rd</td>
<td>Office</td>
<td>10,610</td>
<td>3,140</td>
<td>$1.75</td>
<td>Modified Gross</td>
<td>4 Months</td>
<td>Modified Gross Lease. Tenant pays for their own utilities, janitorial, telecommunication system, internet, etc.</td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94518</td>
<td>Class C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2280 Diamond Blvd</td>
<td>Office</td>
<td>33,000</td>
<td>1,848</td>
<td>$1.95</td>
<td>Full Service</td>
<td>9 Months</td>
<td>Full-Service Lease. Landlord pays for all property expenses and for tenant’s utilities and janitorial. Full Service is the usually the most common lease type for office properties.</td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Type</td>
<td>Size</td>
<td>Lease Type</td>
<td>Tenant Payments</td>
<td>Duration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------</td>
<td>----------</td>
<td>------------</td>
<td>-----------------</td>
<td>----------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2290 Diamond Blvd</td>
<td>Office</td>
<td>10,730 SF</td>
<td>Full Service</td>
<td>$2.05</td>
<td>7 Months</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td>3,692 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1220 Diamond Way</td>
<td>Office</td>
<td>42,000 SF</td>
<td>Net Janitorial</td>
<td>$1.70</td>
<td>6 Months</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class C</td>
<td>900 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2150 John Glenn Dr</td>
<td>Office</td>
<td>54,859 SF</td>
<td>Modified Gross</td>
<td>$2.00</td>
<td>1 Month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td>18,344 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2411 Stanwell Dr</td>
<td>Office</td>
<td>21,440 SF</td>
<td>Modified Gross</td>
<td>$2.00</td>
<td>10 Days</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td>21,440 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Type</td>
<td>Size</td>
<td>Lease Type</td>
<td>Rent per SF</td>
<td>Term</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------</td>
<td>-------------</td>
<td>--------------</td>
<td>-------------</td>
<td>--------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2520 Stanwell Dr</td>
<td>Office</td>
<td>24,602 SF</td>
<td>Full Service</td>
<td>$1.85</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94520</td>
<td>Class B</td>
<td>2,014 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1494 Balhan Dr</td>
<td>Office</td>
<td>4,000 SF</td>
<td>Modified Gross</td>
<td>$1.85</td>
<td>20 Days</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord, CA 94521</td>
<td>Class C</td>
<td>2,600 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Full-Service Lease. Landlord pays for all property expenses and for tenant’s utilities and janitorial. Full Service is the usually the most common lease type for office properties.

Modified Gross Lease. Tenant pays for their own utilities, janitorial, telecommunication system, internet, etc.

**Average Price Per SF: $1.83 per SF**
Office Vacancy Rate – Concord – 10 Year Timeline

Vacancy Rate

![Graph showing the office vacancy rate in Concord over a 10-year timeline. The graph displays fluctuations in vacancy rates from 2010 to 2019, with peaks in 2011, 2014, and 2016, and a general trend of decreasing vacancy rates.]
Market Rent Growth – Concord – 10 Year Timeline

Market Rent Growth (YOT)

-8% -6% -4% -2% 0% 2% 4% 6% 8% 10% 12%

10 11 12 13 14 15 16 17 18 19
Recommendation:

Based upon the above market information, it can be determined that Class B & C office vacancies in Concord are asking between $1.50-$2.05 per SF. Class A office buildings were previously asking between $2.50 - $3.00 per SF (Full Service), however the recent market disruptions caused by COVID has lowered this price expectation. Lease type varies between office properties, but Full Service and Modified Gross lease types are the most common. Full Service is most common for larger Class A & B office buildings, while Modified Gross is most commonly used for smaller Class B & C office buildings. Full Service means that the Landlord pays for all property expenses as well as their Tenant’s utilities and janitorial. Tenants are still responsible for their own telecommunication system and internet service. Modified Gross means that Landlords pay for all property expenses, however their Tenant’s are responsible for their own utilities, janitorial, telecommunication system, and internet service.

We believe the subject office building consisting of approximately 2,607 SF could be leased between $1.75 - $1.95 per SF (Modified Gross). The Keller House benefits from having an excellent downtown location with great freeway access. Tenant should be responsible for providing their own business insurance and paying their own utilities and janitorial to the building, while Landlord should be responsible for property taxes, insurance, and maintenance. We expect a prospective tenant may request improvements such as: 1) New Flooring, 2) Improved lighting, 3) Repaint walls throughout Premises. The cost of the potential improvements can be pro-rated into the leasing rate. Tenant Improvements are normally only provided by the Landlord on long term leases (3-5 years). Short term leases of 2 years or less are typically provided AS-IS, where Tenant must perform their own Tenant improvements, and must receive written approval of any alterations prior to the commencement of any work. Tenant may also request for building signage. Tenant should be responsible for paying for their own building signage, contingent upon Landlord’s approval and city of Concord signage regulations.

The office market in Concord is starting to slowly recover from the disruptions caused by COVID. Although the vacancy rate has increased from 14.1% in Q1 of 2020 to 18.8% currently, we’ve noticed many smaller office tenants are once again looking for space in the area. We experienced a general lack in activity from March through May, but activity has been picking up in June. The smaller spaces (5,000 SF and below) still tend to lease in 6 months or less, normally at full asking rate.
Fair Market Value Monthly Rental Rates

Therefore, the approximately 2,607 SF office building recommended yearly rate should be between approximately $54,747 - $61,003.

Please note that there are a few Class A office buildings in Concord that charge for reserved underground parking spaces. This price average is approximately $50 per stall per month. I believe it is unlikely that a potential tenant would pay for parking at the subject site. Paid parking is normally only reserved for Class A properties with secured and covered parking garages.

We’d like to thank you for the opportunity to perform this study and encourage you to call or email us with any questions or comments. We can be reached at (925) 296-3311 or Clayton.Temple@tricommercial.com.
From: Rodney Scheer <rod.scheer.cert@gmail.com>
Sent: Sunday, July 26, 2020 3:14 PM
To: City Clerk <cityclerk@cityofconcord.org>
Cc: Ezell, Justin <Justin.Ezell@cityofconcord.org>
Subject: Recreation, Cultural Affairs and Community Services Mtg 7/29/20

Reference: Proposed Use of Keller House

This is Rodney Scheer. I have been a Volunteer for the Concord Police Department for over 11 years. I would like to strongly voice my support for housing the Concord VIPS program at the Keller House.

As City Council and staff already know, the Volunteers provide thousands of no-cost hours per year assisting the PD and other city departments. Due to the unfortunate arrival of COVID-19, this program has been placed on hiatus. We are prohibited from entering the Police Department, the current base or our operation.

Having the VIPS located in the Keller House will allow the program to continue, even during the COVID-19 restrictions. We will be visible in the community rather than hidden in the Police Department. We could expand by adding more non-sworn community service programs.

Please seriously consider and approve the use of the Keller House by the Concord VIPS program. This will benefit the City of Concord for years to come.

Thank you for listening.

Rod Scheer
Concord VIPS, CERT
CERT Instructor (T3)
CERT Operations Section Chief
Live Oak Team Captain
City Clerk,

-Reference the Recreation, Cultural Affairs and Community Services agenda

-Reference "Proposed use of the Keller House"

-Reference the meeting date of 7/29/2020

" READ ALOUD AT MEETING"

My name is Bruce Kimmis (Ret.Sgt.WCPD). I live in the City of Concord and have enjoyed it for over 25 years. I've been a VIPs for a few years and put in over 400 hours of volunteer hours every year. My area of experience revolves around the Neighborhood Patrol and Dog and park patrol. As a retired police officer I realize first hand how much the citizens of Concord appreciate the job we do. Because of the current COVID-19 problem, we have not been able to provide the service the citizens of Concord enjoy. By using the current facility for the CPD compromises the health and safety of the police officers and the volunteers. Using the Keller House gives the volunteers room to practice safe distance for their activities and meetings and also adds security to the Ellis park area.

Thank you, Bruce Kimmis
When I review all the great services the Keller House provides and the number of people it helps, I am astounded.

In this time of community crisis, Please KEEP this valuable asset.

Yolanda Mihic
Dear Concord City Officials,
I am a Concord resident and am appalled that Concord staff has recommended that the Monument Impact lease at Keller House not be renewed! Keller House is the center for many of Monument Impact’s programs. The site houses almost 75% of the agency’s staff. I am deeply concerned about the City’s reduction of support for these highly needed social services in the midst of a pandemic and worldwide economic crisis. I will be attending the 7/29 Special Committee Meeting on this issue and expect you to do the right think and renew the lease to Monument Impact. Thank you.

Elsie Mills
Concord
Pronouns: She/Her
Dear Concord City Officials and Council members,

My name is Abbie Case, and I am a long-time resident and constituent of Concord. It is my hometown, and I attended all of my public schooling in Concord. I currently work at a school in Concord as a teacher. I am writing you today because I am deeply disheartened and disturbed to hear about the plan to not renew the lease of the Keller House to Monument Impact and instead use it for the Volunteers in Police Services Program.

First of all, the timing of this decision is extremely harmful and honestly offensive. Monument Impact does amazing work to offer necessary resources to the Latinx community in Concord at all times, but especially during COVID-19. This pandemic is disproportionately affecting people of color, and Monument Impact is working directly with the people of the community to offer them the necessary resources to combat this pandemic and its effects on the community. We should be pouring more money and resources into Monument Impact at this time, but instead the City of Concord is apparently deciding to do the opposite.

Also, right now your community is asking you to defund the police, and instead you are giving them more resources at the expense of organizations that are actually doing work in the community. The Latinx community is afraid of the police, and with good reason. They are afraid of being detained and deported, so having more of a police presence (even if they are just volunteers) will not go over well in this neighborhood. Instead, if we could take some of our police funding and GIVE IT to organizations like Monument Impact then we could see real, systemic and lasting change in the Monument community for the better. Police respond to crimes that are in progress or have already happened — they are not preventative, they are punitive. Monument Impact works with community members to meet their needs and help them have a stable, healthy life in order to PREVENT crimes.

Next, the location of the Keller House is extremely important to the work of Monument Impact. There is a large population of Latinx community members that live around Ellis Lake Park that need access to these resources. I imagine that the police volunteers can do just fine in the police station where they are currently located. The meeting room in the Keller House is also very important to the work of Monument Impact and community members rely on this space to lead trainings, attend internships, hold support groups, and build community relationships. It’s imperative that this happens in a space that is already within the community.

It is rumored that the recommendation to not renew the lease of Keller House was related to Monument Impact’s advocacy around tenant rights. That makes me feel deeply disappointed in my hometown and its current leadership. The Latinx community of Concord is the heart of our community, and I have always been proud of living in a city where immigrants are welcomed. I was proud that we had affordable housing to help our community thrive. If the motive behind not renewing this lease is
true, then it is apparent that Concord does not stand for equality and does not strive to provide an opportunity for all people to live a happy, healthy life here. Instead we are apparently looking to push community members out of their home during a global pandemic and economic crisis.

Monument Impact has done amazing work in our community. In the past year alone, they raised $1.3 million to provide services to over 4,300 individuals which included physical activity classes, a shuttle service, mental health classes, health classes, immigration classes, prevented homelessness for 11 families, registered 198 new voters, facilitated 12,000 daily job placements, computer skills class, and during 2020 they have raised over $861,000 in direct relief for undocumented immigrants.

The work that MI (Monument Impact) is doing in our community is EXACTLY the kind of work I would love to see more of in our community. As I said, I believe we should be reallocating funds from Concord PD and giving them MORE space to do MORE work at MI instead of doing your proposed plan of not renewing their lease. I want to fight for this community, and I truly believe the resources that MI provides will make our community a better place. After learning everything they do for our community, I am shocked that the City of Concord Staff even has this option on the table.

I sincerely ask you to reconsider this decision and find a different building for your Police Volunteer program or keep it in the Police Department building where it is currently located. Better yet, take the money you are using for that program and give it to Monument Impact so they can continue the great work they do for Concord and our community.

Sincerely,
Abbie Case
Dear Councilmembers,

I am deeply concerned that the City of Concord is recommending ending Monument Impact's lease on their main office, Keller House. Losing that office space would destabilize the incredibly necessary work Monument Impact is doing, and would hurt the Concord community that they serve. It is unconscionable that at a time when community members are asking for a reduction in police funding and an increase in social services, the Concord City Council is taking the opposite action—reducing support and funding for social services while increasing funding to police. Losing Keller House as the center of Monument Impact's operations would have a devastating effect on their work and the community they serve. Monument Impact needs to stay at Keller House!

Thank you,
Brenda Barnhart
Educator in Mt. Diablo Unified School District
Hello,
My name is Kate and I’m a local student. I’m extremely saddened by the news that Monument Impact is in danger of losing their lease at the Keller House due to a City Council recommendation. The center does incredible work serving the local community, especially marginalized folks, and raised over a million dollars last year for community members and initiatives. During the pandemic they have also raised over $800,000 in direct relief for undocumented immigrants. Without their main office space they are certainly in danger of losing their ability to provide assistance and education to those who need it. It is also disappointing to know that this space could potentially be turned over to the volunteer police force, considering the calls from your constituents and community to LOWER the amount of funding given to local police. Please consider these points when making your decision and know that many of us will be at the Special Committee meeting to make our case.
Thank you.
Sincerely,
Kate Gilberd
Director Justin Ezell,

My name is Jeanette Mckillop and I am a neighbor of Concord over in Walnut Creek. I am very concerned about the City of Concord's staff recommendation to not renew the Keller House lease for Monument Impact. We are in the midst of a health and economic crisis. Community Leaders across the country are demanding a reduction in police funding and an increase in social services. Therefore it is staggering that the Concord City Council is taking the exact opposite action by reducing funding for social services and increasing funding for police. Destabilizing community services in a time of crisis is unconscionable. I hope that you will reconsider this recommendation and support renewing the lease for Monument Impact.

Thank you,
Jeanette Mckillop
Walnut Creek, 94596
Mr. Ezell-

I am a 20+ year resident of Concord and I’d like to ask that you recommend the renewal of Monument Impact’s lease at the Keller House!

Losing the Keller House as the center of Monument Impact’s operations would have a devastating effect on their work and the community they serve! Monument Impact needs to stay at Keller House!

My wife and I implore you to reconsider your recommendation to move the Police Volunteer Services to the Keller House!

Most Sincerely-

Kristin Horner
N. Concord Home Owner
Dear Mr. Ezell:
I want to encourage you to keep Keller House and its programs. It has developed priceless relationships in the community which cannot transfer to an unknown staff in a police station. It is worth a continued investment and should be prioritize to receive funding. Thank you- Cynthia Scheinberg, Ph.D., Concord Resident and Concord Business Owner

Cynthia Scheinberg
(925) 899-0530
CynthiaScheinberg@gmail.com
From: Anna Benvenue <abenvenue@jfcs-eastbay.org>
Sent: Friday, July 24, 2020 3:54 PM
To: Aliano, Dominic <Dominic.Aliano@cityofconcord.org>; Ezell, Justin <Justin.Ezell@cityofconcord.org>
Subject: Keep Keller House for Monument Impact!!

My name is Anna Benvenue, and I am the Director of Immigration Legal Services at Jewish Family and Community Services East Bay. In partnership with Monument Impact, we provide crucial free and low cost immigration legal services out of our Concord office. We have a long running relationship with Monument Impact and work closely with them to improve the lives of immigrants in central Contra Costa county.

I have heard that the City of Concord is recommending that Monument Impact's lease at Keller house not be renewed. This is deeply disturbing news, especially as the most vulnerable people in Concord rely so heavily on the work on Monument Impact during this global pandemic. The Keller House is the center of Monument Impact's work supporting the community. Losing it would result in serious destabilization of community services to a population that is disproportionately suffering consequences from the pandemic.

Monument Impact is a critical organization that is providing crucial services to the community. Over the last year alone Monument Impact is responsible for providing: hundreds of hours of physical activity classes, shuttle rides to thousands, hundreds of hours of mental health classes, diabetes education and control, census and voter outreach and prevention of homelessness for many tenants. In addition, Monument Impact has facilitated thousands of job placements, trained hundreds of non-English speakers in computer literacy and referred hundreds of community members to us for legal services. During the pandemic, Monument Impact has provided cash assistance to more than 700 families in desperate need of assistance right now. These services will all be interrupted for many months if the Keller house lease is not renewed and Monument Impact is forced to look for an additional space.

Please reconsider your recommendation to the City of Concord. Keller House must stay with Monument Impact.

Sincerely,
Anna Benvenue

Anna Benvenue (she/her)
Director of Immigration Legal Services
JEWISH FAMILY & COMMUNITY SERVICES EAST BAY
2151 Salvio Street Suite 350

Concord, CA 94520
(925) 927-2000, ext. 225
www.jfcs-eastbay.org
Dear Vice-Mayor Aliano, Council Member Birsan and Director Ezell,

As a former teacher and administrator in the Monument Corridor, I am writing in support of the Keller House as a resource for the residents in the neighborhood and throughout Concord. The center provides vital services and has the trust of the community. Families rely on all of the services housed there at this dire time, possibly more than any other.

In addition to the positive impact of all of the services housed at Keller House, it is also important for Concord to reconsider its policing practices. Taking over the facility to increase the physical presence of police services flies in the face of current sentiment, current needs, and current demands of the community.

It's a grave and cruel mistake to force Monument Impact to relocate. Please renew Monument Impact's lease at Keller House so that they may continue to serve the community uninterrupted during this extreme time of need.

Thank you for your consideration,
Joyce Densmore-Thomas
Retired MDUSD teacher and administrator
Volunteer at Monument Crisis Center

--

Joyce Densmore-Thomas
Hi everyone. I have just been made aware of a proposal to not renew the lease of the Keller House on a month to month basis to Monument Impact. I would strongly urge you to continue their lease on a month to month basis for several reasons. The most important is that we are in a pandemic and the cases are rising in Contra Costa county, not falling. The city of Concord and the state of California have recognized this and have set a moratorium on evictions. This is not a safe time to be making a fairly large move. In addition, if Monument Impact is given a month to month lease, the city of Concord is not being bound to a long term lease.

But second, and perhaps more important, the work of the Monument Impact should be supported, instead of being asked to face more hurdles. I am a long time resident of Concord (since 1979) and have worked with projects from the Monument Impact during my time as a resident. Since 2010 my church group from St. Agnes Catholic Church has been working with the day labor center run by Monument Impact. We have a relationship with the staff and with the men who come to seek work. Before the shelter in place, we met once a month for breakfast and got to be good friends with many of the laborers. We hired them, referred them to others, and benefited from their services. Yes, the city of Concord provides many services that I use, but it often is the non profits that take up the slack when the city cannot meet all the needs of its residents. I also belong to St. Vincent de Paul at St. Agnes, and we rely on the non profits in Concord to help us help our clients when we cannot. In addition, our St. Vincent de Paul group still carries on with our mission of helping our community members in need, but we do it safely. We do not go into people’s homes or have meetings in offices—instead we use the telephone, computer, Face Time and Zoom, and when we meet we do so in parking lots with both parties in cars. If we have to deliver gift cards or documents, we put them out on a bench or curb, then get back into our car while the client picks up the document or gift card. In other words, we do not need to set up an entire new office or meeting space just because of the pandemic.

Please consider this very carefully. Thank you for considering my input. Donna Walton, Concord, CA
Monument Impact (MI) needs to stay at Keller House!

Monument Impact is a nonprofit serving low-income residents, immigrants, and refugees of Concord and CCC.

The staff of the City of Concord is recommending that its lease to Keller House not be renewed. City staff is instead recommending that Keller House be turned over to the Volunteers in the Police Services Program that are currently located in the Police Department building on Galindo.

Losing Keller House as the center of Monument Impact’s operations would have a devastating effect on the community served --a community that has already been deeply hit by the crisis of COVID-19 and now faces long-term economic impacts as a result of this pandemic.

MI provides many much-needed services to low-income Concord and County residents. Just last year $1.3 million was raised and services were provided to over 4300 persons.

MI has been located for many years at Keller house and moving would drastically reduce the impact of its services! If a move is forced, it would be much more difficult for members of the community to access the Monument Crisis Center and other important nearby services. It would also mean that important resources would shift from social services to the police.

Many Concord residents are concerned about the City’s reduction of support for social services during this pandemic and economic crisis and we urge that this recommendation be reconsidered so that Monument Impact can remain at Keller House!
 Losing Keller House as the center of Monument Impact’s operations would have a devastating effect on its work and the community they serve. Monument Impact needs to stay at Keller House Please support the work of Monument Impact’s work for our community at a time when it is so vital to so many in our community!

Sent from my iPhone
Dear City Council Members and Director of Public Works,

As a resident of Concord, I am very concerned about the possibility that Monument Impact's lease for Keller House might not be renewed. My perspective comes as a resident of Colony Park, which is in proximity to the Monument Corridor, as a mental health professional who has over 15 years of experience in county and community mental health, and as a citizen of the United States. I have watched in horror as our fellow Latino citizens and immigrants, who contribute to the heart and soul of this country, have been demonized and terrorized these past four years, with this maltreatment being aided and abetted by our very own Sheriff Livingston.

The atmosphere of hate and violence that has been directed towards this community was already increasing the stress level for our friends and neighbors in the Monument Corridor community. This type of chronic stress has an adverse effect on physical and mental health, contributing significantly to health disparities, which is one of the issues that services at Monument Impact are meant to address. Now, due to the gross mishandling of the pandemic response by our federal government, not only has the stress level for all of us increased exponentially, it has disproportionately affected the Latino community in terms of infection and death rates that are higher than for the general population. As well, a tidal wave of evictions looms on the horizon as Congress cynically fails to act to support people who, through no fault of their own and the entire fault of local, state, and federal, and foreign governments, cannot work to support themselves and their families. These pending evictions will further devastate the most vulnerable in our community, who will need more locally available help than ever.

In the midst of this, it is inconceivable that the city council would consider terminating the Keller House lease. Some of the many essential services that are provided at Keller House are mental health support services for the community, health classes, education and support regarding tenants' rights, services to small businesses, and the COVID-19 relief fund. To consider upending these services in the middle of this pandemic, putting these very services at risk, not to mention the health and safety of the staff that would have to manage the move, is mind-boggling.

A consideration that makes this possible decision even more baffling is that it is being put forward in the midst of a national uprising regarding the role of police in society. Many residents of Concord are calling for shifting financial resources away from the police department, which already takes up a disproportionate share of the city budget. Yet, here you are, considering giving them more resources. I am truly doubtful that an arm of the police department would be as effective at addressing non-criminal complaints as would a community-based organization independent of the police department and fully designed to bring the community together. The police department already has sufficient funding. Let it find somewhere else to house this program.

I oppose this idea in no uncertain terms. Unfortunately, due to my work, I cannot attend the committee meeting on July 29th. I strongly urge you to take my position into consideration in addition to thoughtfully and respectfully listening to the voices of other community members that I expect will be attending to express their opposition to this proposal.

Sincerely,

Gwynne Gilson
Concord, CA
Hi Councilmember Aliano,

I noticed that the lease of Keller House to Monument Impact will be reviewed at the Regular Meeting of the Recreation, Cultural Affairs & Community Services Committee that you sit on. I heard that the committee will consider whether Monument Impact should maintain the lease, whether the lease should be offered to an external party, or whether it should be given to the Volunteers in Police Services Program.

The fact that the City is even considering ending Monument Impact's lease is extremely concerning to me. Where the City of Concord fails its residents, Monument Impact picks up the slack, and a huge portion of that work is done from Keller House. To name a few: the free Monument Shuttle, the youth anti-tobacco internship program, Get Out the Vote, the resource referral and Know Your Rights program for undocumented immigrants, classes on diabetes, physical activity classes, the Know Your Rights program for tenants, culturally-competent Spanish language classes on mental health, and, most recently, the COVID-19 Monument Relief Fund, in addition to housing the administrative office. All of Monument Impact's work is directly influenced by what the Concord community says it needs. To have to stop all of these vital services and move in the middle of a pandemic would be devastating to the community Monument Impact serves, and would destabilize the progress the organization has made over the last 4 years.

Meanwhile, the Volunteers in Police Services Program already has space at the Police Department on Galindo Street. Not to mention, the activities that VIPS participate in (like working at community events, traffic control, etc) are widely unneeded as community activity has ultimately stopped during the COVID-19 pandemic. If a different space for VIPS is needed, they have the time to find a suitable, affordable location without impacting vital community services. Monument Impact does not have this luxury.

Will you commit to supporting Monument Impact in maintaining their lease of Keller House at the committee meeting on Wednesday?

Thank you,

Mara Berton
Concord Resident, District 3
Good evening,

My name is Cynthia Langlois. I have lived in Concord for about 33 years. I have been a proud VIPS (Volunteer in Police Service) for a little over three years. This volunteer program has provided many no cost, valuable services to the City of Concord through the tireless work of so many volunteers. In addition the program has saved the city hundreds of thousands of dollars each year.

We all love serving our community and would greatly appreciate the opportunity to have a place to continue to safely serve the community. Thank you very much for your consideration.

Respectfully,

Cynthia Langlois
Volunteer in Police Service
Concord CERT Member
I am writing in support of continuing the Monument Impact lease for 1760 Clayton Road, Ellis Lake Park.

My experience with the Monument Community began in 2000 when I was working for John Muir Health and responsible for its community health programs. John Muir Health funded the grant writer for funding for the original Day Labor Center, which became the Michael Chavez Center. I was one of the founding board members, along with the Concord City Manager, for the Monument Community Partnership. I was also on the Merger Committee, which created what is now called Monument Impact.

From the inception of all of the parts that became Monument Impact, the City partnership has been there. Successful partnerships work when all the parties benefit and the benefits to the City were clear then and are clear now:

- Peer support for residents to increase their knowledge and capacity to be self-sustaining through enhanced job skills, income generation, self-advocacy and civic engagement,
- Bringing in $1.3M in 2019 to support low income residents with direct services, funds spent in Concord for and by Concord residents, and
- Increased capacity to serve the Monument Community building on the relationships, access, and input from the residents and staff at Monument Impact.

Every governmental agency aspires to effectively represents all its various constituents. To do that requires relationships with the community members that bridge potential racial, ethnic and
class barriers. Monument Impact has been and can continue to be an important bridge to the Monument Community for the City of Concord.

Another way to look at the value of the 1760 Clayton Road lease is the value of the increased lease revenue at market rate, about $60,000. Monument Impact returns a much greater economic value for the City of Concord:

- In 2019 raised $1.3 million and provided services to over 4300 individuals.
- Provided services that level the playing field, reduce health outcome inequities and make the community safer:
  - 12,000 daily job placements for 65 Day Laborer Program participants generating $1.2 million in wages spent in the community,
  - 12,000 Monument Shuttle rides,
  - Increased access to mental health services with 250 hours of mental health classes for Spanish speakers,
  - Helped prevent homelessness for 11 families and supported 70 families who had to move, and
  - Assisted 14 small business with the licensing process so they could generate sales taxes for the City.
- Reached 3700 hard to count individuals about the Census in the Latinx and Afghan communities, which will generate more accurate government funding for Concord.
- So far in 2020 provided cash relief to over 700 families and 4800 additional residents by raising almost $1 million.

I urge your support for continuing the Monument Impact lease at 1760 Clayton Road. It is the smartest economic action to take with the largest and most positive impact on the local community and the City of Concord. It is also the action that will make the most difference in our collective efforts to create an equitable society. It is the right thing to do.

Sincerely,

Lynn H. Baskett
From: Anne Retzlaff <ARetzlaff@msn.com>
Sent: Tuesday, July 28, 2020 2:02 PM
To: City Clerk <cityclerk@cityofconcord.org>
Subject: Considering – future use opportunities of the Keller House located at 1760 Clayton Road, Ellis Lake Park.

Hello,

I am a volunteer in police service with Concord PD for the past nearly 16 years. This organization is a fine one, and one that needs to continue to function.

I feel so strongly, that even though I am a resident of Bay Point, I volunteer my time to support the Concord VIPS.

I am familiar with the neighborhood around the Keller House, and I am in favor of the VIPS relocating to that facility.

If you have any questions, I am at 925-609-9800.

Thank you so much,

-Anne Retzlaff, PMHNP, PhD

Sent from Mail for Windows 10
From: Chetan Heyer <fijichet@gmail.com>
Sent: Tuesday, July 28, 2020 7:15 AM
To: City Clerk <cityclerk@cityofconcord.org>
Subject: Recreation, Cultural Affairs and Community Services agenda

Reference “Proposed Use of the Keller House”

My name is Chetan Singh (Chet) Heyer and I have lived in Concord since 1982 with my wife and daughter.

Home add. 1486 Fox Hollow Ct, Concord, Ca 94521.

I am CERT and VIPS volunteer, I also help out to promote CERT and VIPS, on Thursday's at Todos Santos Plaza music.

Keller House will be best used by CERT and VIPS as a free standing building, where we can come and do our services.

Thank you

Chet Heyer

I am here to help you with your Annuity, Long Term Care, Critical Illness and Disability needs too!

Chetan Singh Heyer (Chet)
---Original Message---
From: Steve Glazier <aahmes7@aol.com>
Sent: Monday, July 27, 2020 9:25 PM
To: City Clerk <cityclerk@cityofconcord.org>
Cc: Beirne, Trish <Trish.Beirne@cityofconcord.org>
Subject: City Council Meeting July 29, 2020

“EXTERNAL EMAIL: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.”

Read Aloud At Meeting if possible.
Ref: Recreation, Cultural Affairs and Community Services Committee
Ref: Agenda Item 3 b , Considering Use of The Keller House located at 1760 Clayton Road, Ellis Lake Park.
My name is Steve Glazier and I have lived in Concord since 1970. I have been a member of the Volunteers in Police Service (VIPS) since early in 2013. I have been an active and key member of the Neighborhood Patrol, the uniformed and badged unit of the VIPS. With the current Pandemic creating a lockout of the VIPS from the Police Department due to Covid-19 outbreak the community in general and the PD in particular have been greatly impacted by the loss of the many Jobs and actions the VIPS have provided over more than 25 years. The financial impact alone has been great as all of the work that the VIPS have provided has been FREE creating a major savings for the city. While we understand the need to have the Police Department to be isolated from any possible infection of the COVID-19 the VIPS are and have always been ready and willing to assist in any way possible. The possible use of The Keller House would provide an excellent Home the VIPS and allow them to again provide valuable work to the PD and the wonderful citizens of Concord. At The Keller House the VIPS would not be in contact with the Great Officers of Concord Police Department along with allowing them to socially distance while providing the many services they are capable of.

Regards, Steve Glazier, VIP, NP #8283

Sent from Steve's iPad
To Whom This May Concern,

Hi, I am Heather Converse, I have lived in Concord for 45 years. I have been a Volunteer In Police Services for 15 years.

I am writing to support moving the Volunteers in Police Service (VIPS) headquarters to the Keller House. Overall I believe moving the VIPS program to the Keller House once the current COVID-19 related Health Orders allows, will provide the volunteers better health protection by allowing greater social distancing. The current space used by the VIPS in the Concord Police Station does not allow this. The Keller house consists of several small individual offices and a small conference room that provides plenty of room to social distance by controlling numbers of VIPS on the property at any one time.

The property is also convenient and close to the former location so as not to change the routine or operation of VIPS significantly. Moving the program generally supports social distancing between the police force and the VIPS program as well.

Overall I think this move is an ideal setup for the VIPS. I hope you will honor the proposal for the Keller House to become the new location for the Volunteers In Police Service program.

Sincerely, Heather Converse
-----Original Message-----
From: Gina Scheer <gina.scheer.cert@gmail.com>
Sent: Monday, July 27, 2020 7:42 PM
To: City Clerk <cityclerk@cityofconcord.org>
Cc: Ezell, Justin <Justin.Ezell@cityofconcord.org>
Subject: Recreation, Cultural, Affairs, Community Service Keller House 7/29/2020

“Purposed Use of the Keller House” 7/29/2020

My name is Gina Scheer and I have been a Volunteer in Police Services for over 11 years and we have lived with our two sons in Concord for 20 years. I enjoy helping the citizens of Concord as well as the City.

Since we have not been able to participate in our CERT classes and events, we are deeply saddened that we cannot continue to teach our citizens to be safe and what to do during a disaster. When we moved here from NY I was terrified of an earthquake. That is why I took the CERT class. I did not want anyone else to be terrified. Neighborhood Patrol is such an important function. I served on Neighborhood Patrol for 6 years and I know first hand how much our citizens rely on us to check on their home and make sure everything is secure. As well as helping and assisting the Police Officers when needed for traffic control, car accidents etc.

I put together the Domestic Violence packets for the Police Officers to carry in their cars, and to keep in the downtown office. Sadly, they need these very important packets while out on patrol.

Missing Music in the Park breaks my heart even though I totally understand why it is shut down for the season. We connect with our citizens on so many levels in the park just like in the 4th of July Parade.

If we had a place where we could conduct business, I could stay in touch with our citizens. There are only a few I can keep in touch with now, I can’t get to my files. I am trying to let them know what is going on. The Keller House would be an amazing place for us. We could get back to work, start to figure out how to adjust to this new way of teaching, how we are going to do it. We had 3 sessions and several continuing ed classes full of people scheduled. These are just a few things that the VIPS do. They escort maintenance men around, help in Records, investigations, financial crimes, CERT, Animal Rescue, Traffic Control, the list goes on and on and we need a place like the Keller House to do this work as we may not get back into the Concord Police Department.

I can’t begin to tell you how my husband Rod and I miss all the Volunteers, the citizens of Concord, CERT classes and all the events we do as a team. We both work full time and there are some years we put in almost 1000 hours each volunteer time. Relocating the VIPS to the Keller House would allow us to begin our VIPS program again. We could continue everything we started in January. Being a Volunteer in Police Service has been a huge part of our lives for 11 years and we miss it, even though we understand keeping our officers as safe as possible.

Keller House would be a wonderful and very welcomed place to house the Concord Volunteer in Police Services and would allow us to continue our work. It is very close to the Police Department which is important, it is just the perfect place for us to be. We try to keep in touch with each other, I am sure they would enjoy the Keller House as well. We need to be back together again. This may be the only way we can continue.
Thank you for your time and consideration,
Gina Scheer

Gina Scheer
KM6WXK

Volunteers in Police Service
CERT Student Coordinator
CERT Instructor
CARES
Concord CERT Administration Section Chief Live Oak CERT 94521 ContaCostaCART

Cell / Text:  925-708-1336
Fax:         925-262-4600

CERT Hotline: 925-603-5933

Gina.Scheer.CERT@gmail.com
Gina.Scheer@cityofconcord.org

www.ConcordCERT.org
This is an amended public comment for Wednesday, July 29th - Item 3B
Please bench and distribute as needed.
Thank you. Laura Nakamura

RE: Recreation, Cultural Affairs & Community Services Committee, Agenda Item 3B for July 29th meeting

Dear Council Members Aliano and Birsan, Public Works Director Justin Ezell, and City Manager Barone:

I am stunned to learn of the staff’s recommendation to the Recreation, Cultural Affairs & Community Services Committee to not renew the lease of Monument Impact from Keller House for the purposes of housing police services.

That this decision is even up for consideration felt like an insult to our community - especially on the heels of the July 15th police spending study session which included >60% support for defunding the police. Twenty-eight public comments were made during the meeting and 16 written comments were submitted by members of the community who support reimagining public safety in Concord. Allocating more resources to the police department, which is already under the microscope because of its disproportionate share of the city’s budget, does not make for being good stewards of our tax dollars.

If the police department needs to house the volunteer program in a space where they can physically distance for Covid-19 protections, I suggest the community room of the police department. It is my understanding that the large room is not being used due to the pandemic situation. It’s a space that would easily allow for cubicles to be well-spaced during this temporary and challenging time.

I urge this committee to reject the report and direct staff to extend the Keller House lease for no less than 12 months.

Also, I would like to ask that the committee address staff with regards to how this situation was presented to those who will be affected by the decisions you make in your July 29th meeting. The agenda for your meeting included two items for consideration. In one case (old 3a, now 3B) you are presented with the fate of people and the potential disruption to social services. In the other case (old 3b, new 3a) you are presented with the fate of stuff in a storage container (no disrespect to B8). From the agenda:

- Public Contact for item 3b “The Agenda was posted."
- Public Contact for item 3a “The Agenda was posted. Both Six Flags and B8 Theater Company were invited to tonight’s meeting for an opportunity to share information and answer questions.”
I would like to understand the inconsistency with which the two organizations are being treated. Why the lack of outreach to the interested parties on item 3b? I have a strong sense that public outcry in support of Monument Impact could have been minimized had they been informed ahead of time and not learned that staff were recommending not to renew the lease through someone in the community.

Sincerely,

Laura Nakamura
Concord resident, District 5

On Tue, Jul 28, 2020 at 1:06 PM Laura Nakamura <lmnakamura610@gmail.com> wrote:
Yes, please. Thank you. I will do so ASAP.

On Tue, Jul 28, 2020 at 12:16 PM Fockler, Joelle <Joelle.Fockler@cityofconcord.org> wrote:

Laura – in reviewing your comments, I believe that you are not aware that the agenda for tomorrow night’s meeting has been amended (link below). We changed the meeting from Zoom meeting to a Zoom webinar to allow for easier, more accessible public comment. The Monument Impact item is now Agenda Item No. 3.b. Do you want to revise your comments for tomorrow night’s meeting?

http://www.ci.concord.ca.us/AgendaCenter/ViewFile/Agenda/_07292020-742

Joelle Fockler, MMC | City Clerk
City of Concord | Website: www.cityofconcord.org
☎️ (925) 671-3390 | ✉️ joelle.fockler@cityofconcord.org

From: Laura Nakamura <lmnakamura610@gmail.com>
Sent: Tuesday, July 28, 2020 10:41 AM
To: City Clerk <cityclerk@cityofconcord.org>; Fockler, Joelle <Joelle.Fockler@cityofconcord.org>; Birsan, Edi <Edi.Birsan@cityofconcord.org>; dominic@dominicaliano.com; Ezell, Justin <Justin.Ezell@cityofconcord.org>
Cc: McGallian, Tim <Tim.McGallian@cityofconcord.org>; Debra Ballinger <debra@monumentimpact.org>
Subject: Benched correspondence for July 29th item 3a

RE: Recreation, Cultural Affairs & Community Services Committee, Agenda Item 3a for July 29th meeting

Dear Council Members Aliano and Birsan, Public Works Director Justin Ezell, and City Manager Barone:

I am stunned to learn of the staff’s recommendation to the Recreation, Cultural Affairs & Community Services Committee to not renew the lease of Monument Impact from Keller House for the purposes of housing police services.
That this decision is even up for consideration felt like an insult to our community - especially on the heels of the July 15th police spending study session which included >60% support for defunding the police. Twenty-eight public comments were made during the meeting and 16 written comments were submitted by members of the community who support reimagining public safety in Concord. Allocating more resources to the police department, which is already under the microscope because of its disproportionate share of the city’s budget, does not make for being good stewards of our tax dollars.

If the police department needs to house the volunteer program in a space where they can physically distance for Covid-19 protections, I suggest the community room of the police department. It is my understanding that the large room is not being used due to the pandemic situation. It’s a space that would easily allow for cubicles to be well-spaced during this temporary and challenging time.

I urge this committee to reject the report and direct staff to extend the Keller House lease for no less than 12 months.

Also, I would like to ask that the committee address staff with regards to how this situation was presented to those who will be affected by the decisions you make in your July 29th meeting. The agenda for your meeting included two items for consideration. In one case (3a) you are presented with the fate of people and the potential disruption to social services. In the other case (3b) you are presented with the fate of stuff in a storage container (no disrespect to B8). From the agenda:

- Public Contact for item 3a “The Agenda was posted."

- Public Contact for item 3b “The Agenda was posted. Both Six Flags and B8 Theater Company were invited to tonight’s meeting for an opportunity to share information and answer questions.”

I would like to understand the inconsistency with which the two organizations are being treated. Why the lack of outreach to the interested parties on item 3a? I have a strong sense that public outcry in support of Monument Impact could have been minimized had they been informed ahead of time and not learned that their lease was on the line from a member of the community.

Sincerely,

Laura Nakamura

Concord resident, District 5

- 

Peace and faith,

Laura

*Faith includes noticing the mess, the emptiness and discomfort, and letting it be there until some light returns.* - Anne Lamott
From: Denise DalColletto <denisedalcolletto@gmail.com>
Sent: Wednesday, July 29, 2020 10:49 AM
To: Ezell, Justin <Justin.Ezell@cityofconcord.org>; Birsan, Edi <Edi.Birsan@cityofconcord.org>; Aliano, Dominic <Dominic.Aliano@cityofconcord.org>
Subject:

Dear Sirs:

I understand that the City Council is deciding tonight whether or not to renew the lease on Monument’s Main Operational Base. Considering the impact that move would have on our community, do you really think that is the wisest move you can make at this time?

I ask that you please continue the lease as it exists now; we can find another place for whatever you decide needs that space, the Volunteers in Police Services Program or whatever has arisen. With the current political conditions and COVID-19 situations bringing such pressure to bear on our community, perhaps the use of another municipal building can be energized, such as a school, or a closed public golf course, or some other such move. Closing Keller House is not a viable option in my opinion.

Thank you for considering my suggestion.

Sincerely,

Denise DalColletto
Concord CA
denisedalcolletto@gmail.com
Dear Councilmember Ezell

I am writing to urge you to renew the contract with Monument Impact in its current location at Keller House. Moving the location of this important community resource will be destabilizing to the community at a time when the Latinx and other community members are in great need of the services they provide. As you know, members of the Latinx community have been disproportionately impacted by the Coronavirus. The services and support Monument Impact provides are critical to these communities especially now when many are struggling to survive. Meeting spaces are critical for trainings, support group services, and community meetings. In addition to being a trusted hub for immigrants and refugees, it supports other City programs such as Multi-Family Inspection Program, disseminated information, and held informational meetings. The services it provides at Keller are wide and varied including:

- 600 hours of Physical Activity classes
- in Ellis Lake, Meadow Homes and Cambridge Parks, providing $60,000 in classes for free to park users.
- Monument Shuttle provided over 12,000 rides in 2019
- Over 250 hours of mental health classes
- for Spanish speakers, with childcare. At least 130 participants last year.
- 24 hours of Diabetes Education and Control classes.
- Trained and supported 31 highly skilled Health Promoters who teach community classes and disseminate information and resources to the broader immigrant community.
- Teaching youth and adults how to be engaged in their communities
- Assisting over 100 families on immigration issues through youth-led immigration fairs
- Voter Education services

I trust that the City can find another location for the Volunteers in Police Services Program. Supplanting a key community resource at a time when the community is advocating for more support of the services Monument Impact provides could not be more ill advised and would reflect negatively on the leadership of Concord and their understanding of the needs of their most vulnerable community members. I urge you to not to move Monument Impact and consider another location for the Volunteers in Police Services Program.

Respectfully,
Diane Bianchi
Dear Vice Mayor Aliano, Councilmember Birsan, and Mr. Ezell,

My wife and I write jointly to urge you to continue to support Monument Impact by continuing their office lease agreement at Keller House. By way of background, my wife has been a family physician at Contra Costa Regional Medical Center for over twenty-five years. I have been an attorney for the same period, serving dozens of families and businesses across the county, including in Concord. We have many patients and clients who have utilized the services at Monument Impact. We have come to know how critical these programs are to families experiencing food insecurity and housing difficulties, to individuals in their employment searches, and by assisting many others with basic needs including access to transportation and health and fitness services and opportunities, and to those needing help navigating government agencies. Monument Impact’s provision of these critical services often make the difference between a family remaining healthy and solvent, being able to put food on the table, and otherwise making ends meet on a daily basis. We have seen these programs provide a critical bridge or “leg up” that enables families to stabilize and move up and become self-sufficient, and thus support themselves and their children’s education and vocational opportunities.

It is worth noting that much of Monument Impact’s clientele is the unseen backbone of our service economy, earning low wages as domestic workers and as child care providers, as restaurant and hotel workers, as landscapers and other manual laborers. Monument Impact’s support of this labor force benefits the entire community and economy by filling in the gaps left by low wages and unbenefted jobs, thus sustaining and supporting these individuals and families. We further believe that due to the current economic and public health crises, that it would be unduly disruptive of Monument Impact’s mission to have to relocate at this time. We also think that Monument Impact’s track record of engaging the larger community to work as volunteers providing these essential services, and having seen the great benefit reaped by the community and the beneficiaries of these services, that Monument Impact serves as a valuable paradigm for non-profit organizations across the county and the state. At a time of public health crisis and economic depression, this is exactly the kind of program the city should be partnering with and supporting, because doing so creates a healthier, safer and more vibrant city. Monument Impact is a gem of a resource to the city. My wife and I will continue to support and contribute to this program. We urge you to also give them your full and well deserved support during these uncertain times by renewing their leasehold and facilitating their mission.

Very truly yours,

Eve D. Cominos, M.D., MPH
Daniel J. Roemer
Immediate Past Chair & Commissioner, Immigration and Nationality Law
Advisory Commission-State Bar of California
Cal. State Bar Certified Specialist-Immigration Law

Northern California Super-Lawyer
This email communication may contain CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is intended only for the use of the intended recipients identified above. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you are not the intended recipient and have received this communication in error, please immediately notify us by reply email, delete the communication and destroy all copies.
From: Ali West <aliwest615@gmail.com>
Sent: Tuesday, July 28, 2020 8:21 AM
To: Aliano, Dominic <Dominic.Aliano@cityofconcord.org>; edi.birson@cityofconcord.org; Ezell, Justin <Justin.Ezell@cityofconcord.org>
Subject: Please Renew Lease of Keller House

Dear Vice Mayor Aliano, Councilmember Birsan, and Public Works Director Ezell,

I am writing to urge you to renew the lease for Keller House, the main office of Monument Impact. In a time where people are calling for more public services and more support to underserved communities, Monument Impact is doing the work we are asking for. They are addressing all the things Concord city members have said we want for our community: affordable housing, mental health, and physical health. They are helping primarily a huge, but underserved Concord population, the Latinx community (as well as the Afghani community). They are doing all the wonderful things we are hoping to see on a larger scale in the future: advocating for affordable housing, helping low income families to know their housing rights, providing free mental health services, providing free physical activity classes, free public transportation, assisting families in the community to start their own small businesses, and increasing the amount of underrepresented people who are being counted in the census and registered to vote!

Monument Impact has stated clearly, that all of this wonderful work would be greatly disrupted if they were to have to move locations. There are many reasons their work would be so disrupted: The difficulty of moving safely during the COVID-19 pandemic, the lack of options of affordable rent for a non-profit, and the costs associated with moving. At their current location they are easily found and reached by the people who need their help most.

I really admire the work that Monument Impact is doing and this is exactly what I would LOVE to see more of Concord. Please help support their work by renewing their lease, and making sure they can continue their important mission in such trying times.

Thank you for your time.

Sincerely,

Ali West
aliwest615@gmail.com
From: Sheila Hill <sheilahill65@gmail.com>
Sent: Tuesday, July 28, 2020 5:19 PM
To: Aliano, Dominic <Dominic.Aliano@cityofconcord.org>; Hoffmeister, Laura
<Laura.Hoffmeister@cityofconcord.org>; Obringer, Carlyn <Carlyn.Obringer@cityofconcord.org>
McGallian, Tim <Tim.McGallian@cityofconcord.org>; Birsan, Edi <Edi.Birsan@cityofconcord.org>
Cc: Ezell, Justin <Justin.Ezell@cityofconcord.org>; Barone, Valerie <Valerie.Barone@cityofconcord.org>
Subject: Keller House Lease Renewal to Monument Impact

Dear Members of the Concord City Council and City of Concord Staff:

It is very disappointing to learn that City of Concord staff is recommending to council that the Keller House facility lease to Monument Impact not be renewed. This nonprofit organization provides crucial resources in our community that are needed now more than ever. To transition this facility to instead house a group that is currently located and should remain in the nearby Concord Police Department facility is an injustice. Please prioritize the needs of underserved residents of this city. This is a social justice issue and an opportunity for this council to show its support for our most vulnerable residents.

Sincerely,
Sheila Hill

30+ Year Concord Resident
Dear Vice-Mayor Aliano, Councilmember Birsan, and Mr. Ezell,

I am writing to you this morning because I am very concerned over the possible eviction of Monument Impact from their Keller House headquarters. This action seems to me to go against everything that the city of Concord professes to support. The Monument Impact has had a very positive effective on thousands of people’s lives, especially our low income families. Is Concord a city for only middle class and well to do families or is it a city for all families? Forcing the Monument Impact to move its headquarters during this pandemic will not only adversely affect thousands of Concord residents who regularly receive assistance from their many programs, but will put many people in danger of contacting COVID-19 during the move. The recommendation of the city staff to evict the Monument Impact from its headquarters at the Keller House goes against everything that Concord has done to make this a city that my family and I have enjoyed living in for more than 40 years. Please reject the staff’s recommendation.

Sincerely,
John (Jack) Walton
Concord, Ca.
Dear Council members and Staff,

I recently learned the city staff is making the recommendation not to renew the lease on the main office for the Monument Impact Center -Keller House. I am deeply concerned about this recommendation and its potential impact, and hope you can work to keep Monument from having to move.

As you know Monument Impact is an organization and site that serves some of the most vulnerable people in our community and a move at this time would be extremely disruptive to both their operations and service delivery. As the pandemic rages - our community needs this reliable asset in place, and a move would not only have a negative financial impact on an already stretched non-profit, but also disrupt services, and put many in danger - as social distancing is just not possible in a move.

We have all lost so much in the past few months, please do not take this reliable community hub from Keller House too.

Many thanks,
Jacki Kohleriter - resident
Dear Council Members and City Staff:

Please don’t run Monument Impact out of Keller House, where they have been doing essential work for over two years.

I understand that the Volunteers in Police Services Program needs to spread out due to Covid-19, but why displace two organizations rather than simply finding new space for VIPS? There are empty classrooms in schools, empty lobbies at cinemas, empty rooms at the Concord Senior Center, and probably many other unused spaces that could be put into service for police volunteers, and Monument Impact could go on providing its vital support to people whose lives were already difficult before Covid-19 struck.

The entire nation is examining and critiquing the disproportionate preference given to police instead of to other community services. It is absurdly ironic that our city would evict Monument Impact to provide MORE space for police at this very moment. Your recommended action seems bizarrely out of step with evolving public opinion. Why throw a twisted wrench into the workings of a valuable non-police organization that serves many needs of our diverse neighbors instead of simply locating a more appropriate space for VIPS?

Could this cruel recommendation to not renew the lease of Keller House be related to Monument Impact’s advocacy around tenant rights? If your action is being taken in retaliation, following the model of Donald Trump, that would be even uglier and more heart-breaking.

Concord can solve the challenge of finding space for the VIPS. Disrupting the vital programs of Monument Impact is not an acceptable answer.

Please reconsider this terrible idea and find an alternative win-win solution.

Best regards,

Wendy Hershey
GM, I have been in the VIPS program since 1995. Since the “shelter-in-place” I and the other VIPs have not been able to continue our duties and have our regular monthly meetings. We’ve also not met the new Chief. Moving to the Keller House would give us all the opportunity to get back to volunteering. We really miss it.

Thank you for this consideration
Sheila Waksdale
CPD #8047
Dear Committee,

I am composing this email myself. It has not been cut and pasted from a standard form.

I want to remind the Committee of the services that Monument Impact has provided to the City of Concord over the years. Those services include workforce development, day labor placement, Monument corridor shuttle for transportation to services, services to the most vulnerable in our community. During this COVID-19 crisis, they have stepped up to provide food and rent assistance to many residents here in Concord. They do it in a way that is cost-effective for the City. While the City does provide Monument Impact with space at Keller House, Monument Impact pays the City back in countless ways.

Thank you for your consideration.

Judi Herman
Concord resident
District 1

“The only reason for racism’s persistence is that white people continue to benefit from it.”
Bryan N. Massingale
Dear Councilman Birsan,

I am writing to express my deep respect and admiration for Monument Impact staff who provide a multitude of services at their Kellerman House location. There are many reasons why the termination of their lease is inappropriate and unfair.

1. A move will cause an interruption of services to the Latinx community who have already been hard hit by COVID 19.
2. It will be difficult for community members especially those around Ellis Lake Park to access services and referrals at a new location which they are unfamiliar with and in a different geographic location.
3. Community members currently use the main community room at Kellerman House for groups and activities which helps to build community.
4. Many in our community are asking for an increase in Social service funds versus additional funds for police. Taking away Monument Impact’s lease to provide for police services does the exact opposite.
5. Finding another location in the middle of a pandemic would necessitate an interruption in services and increase exposure to COVID 19 for those involved.

Thank you for your consideration.
Sincerely,
Joan Essex
Dear Joelle Fockler; it is your prerogative to read this at the meeting tonight or not.

My name is Carol McKenna I am a volunteer at the Concord Police Department for the past 12 years, in fact my anniversary is this September. (Wow time flies) 😊 I grew up in Concord and now live in Bay Point however; most everything I do is in Concord and Walnut Creek area.

As you probably know in March we have suspended our VIPS (Volunteer in Police Service) program due to COVID 19.

I am writing to you about the proposed use of the Keller House in Concord for us Volunteers in Police Service to use during this very serious pandemic.

It will be discussed at tonight's City Council meeting.

I believe The Keller House could be the perfect location for us to resume our important jobs as volunteers for the City of Concord, taking all the required precautions of the city, state and local municipalities to stay safe. The house is near the PD, it is a perfect size and I think it will suit our needs just fine.

There are so many projects that we (VIPS) do throughout the year that help the City of Concord. I know the need is extremely great right now.

I am personally involved with the governor’s Social Bridging project, Neighborhood Patrol, Community Emergency Response Team (CERT) and many other projects that come up within the City.

Please allow us to use the Keller House; again it would be a perfect location.

Thank you so much for your consideration in this very important matter.

Sincerely;

Carol V. McKenna
Dear Committee members McGallian and Birsan,

I am writing today on behalf of the Ensuring Opportunity Campaign to End Poverty in Contra Costa, and in support of Monument Impact’s request to renew their lease at Keller House. Ensuring Opportunity views Monument Impact as a vital partner in supporting the needs of Concord residents who are most deeply impacted by poverty, racial injustice, housing inequities -- and in recent months, by the COVID-19 public health crisis as well. It is my strong belief that, without the efforts of Monument Impact, and without the deep trust they have built in the community, Concord's reputation and quality of life would be much worse off.

For these reasons, I urge you in the strongest of terms to renew Monument Impact’s lease at Keller House. It is baffling -- and frankly, outrageous -- that the city would choose this moment in time to remove one of Concord's most effective and necessary community organizations and replace it with a police program. If you are following the news at all, you must understand how completely tone-deaf this appears. This is the time for the city to support residents by increasing funding and support for vital community anchor institutions -- rather than pursuing ill-conceived plans to displace and weaken a key institution during a pandemic and a related economic crisis that is threatening the well-being of tens of thousands of the city's residents.

Lastly, whether intentional or not, this proposed move, in the context of Monument Impact's powerful expression of their First Amendment rights through advocacy with and on behalf of the city's most vulnerable residents, smacks of political retaliation of the worst sort. If this path of displacement is enacted, you can expect there will be significant consequences to the city's reputation and community partnerships, with negative impacts that will be felt for years to come.

So again, I urge you to reconsider and move away from this ill-advised and ill-timed idea. Thank you for your consideration.

Warm regards,

Mariana Moore, Senior Director
Ensuring Opportunity Campaign to End Poverty in Contra Costa
Good afternoon dear members for the committee,

I wish I could participate in today's special meeting to review the proposal to use the Keller House for the police volunteer program, unfortunately I am at work and cannot attend.

I do believe the police volunteer program is a very important program for the community and so are the programs offered by Monument Impact. And I asking that you consider extending their lease.

When I read that this was being considered right now that we are in this crisis, I felt it was not the right time to ask MI to move. And I also thought about a recent meeting that I attended for Plan Bay Area 2050. They shared their strategies to make the Bay Area a place where families of all backgrounds and incomes can thrive. And it made me think of the work done by MI. They want to prepare people for better jobs, they want people to be safe and healthy, active, and to take care of their mental health, whether it is by offering their Zumba classes, or computer classes, supporting local businesses and business owners, or any of the other programs they offer. And recently by helping raise funds to help residents face this pandemic. MI has participated in many important meetings and offered feedback on important issues for many years, including working with the Police Department and other government programs not only as an organization working in the heart of monument, but also facilitating and motivating the residents themselves to share their views and opinions.

As a former employee I know how challenging it can be working for a non-profit and how losing the Keller House will make it even more challenging to continue to work with the community. I hope you please consider extending the lease.

Sincerely,

Nati Flores

Vanessaflo2@gmail.com
Dear Vice-Mayor Aliano, Council Member Birsan, & Mr. Ezell,

I am writing on behalf of the East Bay Alliance for a Sustainable Economy to ask that this committee vote to renew the lease of Keller House and to continue to support Monument Impact.

Monument Impact is such an invaluable resource and anchor in the Concord community, and beyond. We have specifically worked with them for five years in supporting immigrant and tenant rights, and partnered with them to host monthly volunteer legal clinics for over two years.

But in working with them and in the community, we have seen just how much they do to uplift, train, educate, inspire, and defend the immigrant and undocumented communities. They do this through their day-labor program, through health and mental health programs, computer classes, census work and voter drives, as well as legal clinics. I see how immigrants feel they have a safe home-base and trusted partner in Monument Impact, and a pathway for real engagement with the Concord community. The City of Concord is truly blessed to have an organization like Monument Impact, because it really engenders a sense of community among folks that may not otherwise feel as connected to the city. This is especially important in these times we are living in when immigrant communities feel under attack, threatened and even more exploited.

This proposal by staff to move Monument Impact out of Keller House came as a real shock and blow to all of us who do community engagement. For we understand how essential their services are and the role they play. Destabilizing Monument Impact would have a ripple effect on all of us who do work here and on the community at large. This is especially true at a time like this, during a pandemic when the Latinx community has been hit so very hard, and Monument Impact has rallied tirelessly to support the community even more.

I can’t also help but note that the timing of this proposal to move the Volunteers in Policing programming into this site feels almost offensive, or at least tone deaf to the desires and needs of the community who has been clamoring for MORE investment in social services for the community, and LESS investment in policing and the police department who receives the lion’s share of the city budget already.

I urge you to invest in Monument Impact at this time, as that is a huge investment in Concord. Please renew their lease.

Thank you very much.

Kristi Laughlin
--
Kristi Laughlin
Senior Campaign Director
East Bay Alliance for a Sustainable Economy

Concord office: 2140 Minert Rd, 94518
510-847-2399

Preferred pronouns: She/her or They/them
-----Original Message-----
From: Edi Birsan <edibirsan@gmail.com>
Sent: Monday, July 27, 2020 8:31 AM
To: Fockler, Joelle <Joelle.Fockler@cityofconcord.org>
Subject: Re: Benched item for Rec and Community Service Wed. correction to add day after 30

On Jul 26, 2020, at 9:00 PM, Edi Birsan <edibirsan@gmail.com> wrote:

Edi Birsan
July 29, 2020

Having reviewed the staff report and meetings with Monument Impact (M.I.) and a review of the decade plus interactions I have had with them and their prior names plus that it is their intention to consolidate their multiple facilities into a new place, and that we are all in a state of pandemic, I will recommend that the Council consider the following:

1. Extend the lease for 2 years with a 30 day cancellation as an option only for M.I.

2. In consideration of the acceptance of minor repairs such as broken windows or graffiti removal and clogged plumbing, rent payments are set at One Dollar a month for the term of the lease.

thank you

Edi Birsan