



**Salinas City Center Improvement Association  
10B Midtown Lane  
Salinas, California 93901**

April 21, 2017

Board of Directors  
TRANSPORTATION AGENCY FOR MONTEREY COUNTY  
55-B Plaza Circle  
Salinas, California 93901

Subject: Salinas City Center Improvement Association: Opposition To Year Round Warming Shelter (Salinas Train Station)

Dear TAMC Board of Directors:

The Salinas City Center Improvement Association (“SCCIA”) represents over 130 property owners, and includes 217 properties, who contribute over \$450,000 per year to improve the business environment and promote economic vitality in Downtown Salinas.

It has come to our attention that there is a proposal to keep the current warming station open year round after the expiration of the April 30, 2017 lease by and between the City of Salinas (“City”)/County of Monterey (“County”) (Lessee) and the Transportation Agency for Monterey County (“TAMC”)(Lessor). The SCCIA strongly opposes a year round warming shelter at the Salinas train station. It has been represented that the six (6) month lease is to mature/expire April 30, 2017 and that the facility will be demolished by the current property owner, TAMC, immediately after the lease expires as part of the overall Intermodal Transportation Center (“ITC”). The following issues of this poorly operating facility have had the impact as SCCIA feared:

1. As required though not provided, there is either no security or inadequate security at the facility.
2. No enforcement of anti-loitering and storage of personal effects rules.
3. The garbage enclosure has been constantly dirty with garbage outside the containers and in the parking lot.
4. Evidence that the shelter has been the attraction of dangerous criminals, prostitutes, drug dealers and vagrants.
5. Increase migration of the vagrant population to the downtown area, with ZERO police presence or enforcement.
6. Shelter enables vagrant lifestyle with services of shelter, food, medical with no real solutions for transition.
7. Burdens local businesses and employees.

SCCIA is in strong disagreement with the warming shelter being kept open and encourages demolition of the building as soon as the lease expires. Year round could mean forever and TAMC & the City will have a tremendous challenge to ever bring the ITC to fruition. SCCIA strongly recommends that (a) alternative locations for the warming shelter be considered, including but not limited to the County’s Capital One facility or the former Fort Ord and (b) that the County of Monterey with its vast resources, including the consortium of non profits, who support the Social Services Department, provide more favorable solutions. The warming shelter should be located near social services.



The City of Salinas has made a favorable effort to assist with warming shelter needs though this jurisdiction is not enough when TAMC and other jurisdictions could provide more support.

This type of decision making by elected officials makes the Downtown Vibrancy Plan a “non-starter”. You simply cannot have it both ways: Downtown is either going to be a safe, clean, economically vibrant business and entertainment district or becomes “the new Chinatown”.

Thank you for your consideration and leadership. SCCIA is available to meet with you though would like this letter of disagreement to be included in the upcoming TAMC Board Meeting to be held, Wednesday, April 26, 2017.

Submitted By:

A handwritten signature in blue ink that reads 'Ken Steen'.

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Ken Steen  
District Manager  
Salinas City Center Improvement Association  
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Cc: City of Salinas Mayor  
City of Salinas City Council  
SCCIA Board of Directors