



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

April 24, 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”) is a California Business Improvement District representing over 130 owners who own 217 properties in downtown Salinas. These owners voted to assess their properties in a cumulative amount of over \$450,000 per year and are engaged in improving the business environment and promoting economic vitality in downtown Salinas.

It has come to our attention that there is a proposal to keep the current warming station at the Salinas train station open year round after the expiration of the April 30, 2017 lease 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. At the initiation of the warming station, it was unequivocally represented that the six (6) month lease expire on April 30, 2017 and that the facility would be demolished by the current property owner, TAMC, immediately after the lease expires as part of the overall Intermodal Transportation Center (“ITC”) project. The surrounding property owners relied on this representation.

The operation of the warming center over the past six (6) months has demonstrated the following significantly negative impacts on the commercial properties within the SCCIA jurisdiction:

1. Although promised by the County of Monterey, there is no security at the facility. The facility has been poorly managed with little or no effort to confine activities to the facility site.
2. Although expressly required by the lease, no enforcement of rules prohibiting loitering and storage of personal effects.
3. The property is not maintained and is surrounded by trash. The garbage enclosure has been constantly overflowing with garbage outside the containers, with unlocked bins and in the parking lot.
4. The shelter has become the daytime gathering nexus for and attraction of dangerous criminals, prostitutes, drug dealers and vagrants without any supervision.
5. The location of the shelter and its lack of security have increased the migration of the vagrant population to the downtown area, with zero police presence or enforcement.
6. The shelter offers no real solutions for transition.



7. The vagrancy encouraged by the shelter is a burden to local businesses, CSUMB, The First Mayor's House, employees and visitors.

SCCCIA hires and pays for a security to provide protection for people working and shopping in the downtown area. The warming center lease requires the facility to provide adequate security to avoid impacts on the surrounding area. The failure of the warming center to provide adequate security places an undue and unfair burden on SCCIA's security force.

SCCCIA strongly opposes the warming shelter being kept open beyond the promised April 30, 2017 termination date and encourages immediate demolition of the building upon expiration of the lease, as promised. SCCIA strongly recommends that alternative locations for the warming shelter be obtained, including but not limited to the County's Capital One facility, where County services are readily available or the former Fort Ord. With its vast financial and property resources, the County of Monterey, including the consortium of non profits that support the Social Services Department, can provide more favorable solutions. The warming shelter should be located near social services.

TAMC simply cannot allow the Salinas Train Station property to descend into a blighted state. Demolition must occur upon lease expiration and loitering must not be tolerated. SCCIA is in strong disagreement with the warming shelter being kept open.

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 it becomes just another blighted downtown. SCCIA members have put their money where their mouths are in an effort to achieve the former.

We urge you to support that worthy effort by honoring the April 30, 2017 termination of the train station warming center operation and the prompt demolition of the building.

Thank you for your consideration and leadership. SCCIA is available to meet with you to discuss this critical mater. We request distribution of this letter to each member of the TAMC Board prior to the TAMC Board Meeting to be held, Wednesday, April 26, 2017.

Submitted By:

A handwritten signature in blue ink that reads "Kenneth Steen Jr." with a small star to the right.

Kenneth Steen Jr.

District Manager

Salinas City Center Improvement Association

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(831) 905-1422

Cc: City of Salinas Mayor
City of Salinas City Council
SCCIA Board of Directors