

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-8(b)

Urgent Routine

AGENDA DATE July 15, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Initiate the Implementation of the Recommended Veterans Facility Strategy and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the Veterans Facility Four-Part Strategy as described in the Veterans Advisory Commission Annual Report for Fiscal Year 2013-2014 as follows:
 - a. Support the establishment of a new non-profit Entity to be created by various local Veterans Service Organizations for the purpose of a Veterans Center Facility.
 - b. Seek other funding raising and grant opportunities.
 - c. Create a Sustainable Financial Model.
 - d. Issue a Request for Proposal (RFP) for a future veteran's center.

(Continued on Page 2)

FISCAL IMPACT:

The Strategies recommended by staff today, include several steps to create a sustainable Veterans Center Facility which can successfully operate now and into the future. One of the steps is to retain professional services to identify grants and funding opportunities to help sustain a Veterans Center Facility. Staff recommends the use of up to \$50,000 to fund a Grant Writer for Fiscal Year 2014-2015. This request would be funded by existing appropriations in the Chief Executive Office Plant Acquisition budget.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2014-382

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith, and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

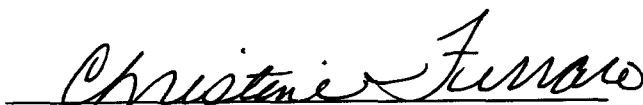
1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

2. Authorize the Chief Executive Office/Veterans Service Office working in conjunction with the Veterans Advisory Commission to retain professional services for grants and funding opportunities for a future Veterans Center Facility through a Request for Qualifications Process to be funded within existing appropriations in the Chief Executive Office Plant Acquisition budget.
3. Direct the Chief Executive Office/Veterans Service Office working in conjunction with the Veterans Advisory Commission to develop a Sustainable Financial Model for Board of Supervisors' Consideration; and Direct the Chief Executive Office/Veterans working in conjunction with the Veterans Advisory Commission to prepare a Request for Proposals for properties that could be the future Veterans Center Facility to be returned to the Board of Supervisors along with the Sustainable Financial Model for future consideration.

FISCAL IMPACT: (Continued)

The broader long range fiscal impact will be determined as a result of the development of a sustainable fiscal strategy as recommended in this report. Existing lease funds could be diverted to the new Center, new funding opportunities, proceeds for the sale of a vacant County building and new partners. The sustainable financial strategy will be returned to the Board of Supervisors for consideration and approval once finalized.

DISCUSSION:

Background

On June 18, 2013, the Board of Supervisors accepted the First Annual Veterans Advisory Commission's Report and directed the Commission to develop, with County Staff options for implementation of a Veteran Facility Plan. Included in this direction was to seek financial partnerships, grants and additional opportunities for collaboration and return to the Board for Supervisors with additional recommendations related to developing a Veteran Facility Plan.

The First Annual Veterans Advisory Commission Report included information on a Facilities Needs Assessment conducted by the Commission's Facilities Committee. The Needs Assessment considered the current and projected number of veterans in Stanislaus County, the availability of support services to veterans among many organizations, locations and the veterans' ability to access those services. This Facilities Needs Assessment concluded that a single point of service or "one-stop shop" for veterans support, services and referral is needed and it would become identifiable as the Veterans Center Facility.

Approval to Initiate the Implementation of the Recommended Veterans Facility Strategy and Related Actions
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This proposed facility would include an estimated 26,000-30,000 square feet of space and would include the following:

- **General meeting space** – an assembly/meeting hall for up to 500 persons (300 seated) with adjacent banquet/food services.
- **Banquet/Food Services** – a kitchen, serving and clean-up area for assembly hall events and potential event rental use (to support fundraising efforts.)
- **Shared Office Space** – to provide multi-purpose service provider and service organization meeting use on a scheduled basis.
- **County Veterans Service Office** with Area Agency on Aging and potential other County department occupancy to support the one-stop service location concept. Current County leased space expense would be beneficially used in a one-stop service center facility.
- **Activity/Day Room** – to provide a conversation and work area for veterans.
- **Storage Space** – for multiple service organizations providing community service, participation in veteran’s events, etc.
- **Lobby and Archive Space** – a vestibule to connect assembly, banquet, meeting and service offices and to provide a display of military artifacts and information.
- **Outdoor Activity/Patio and Static Display** areas.

The facility would be located in Modesto, accessible by public transit and recognizable to the community.

Today’s Recommendations

As a result of the actions taken by the Board of Supervisors to support the recommendations made along with the first annual Report of the Veterans Advisory Commission in the Summer of 2013, the next recommended steps and strategy have been developed for consideration of creating a Veterans Service Center.

The Veterans Advisory Commission, Facilities Sub-Committee has worked diligently with County staff since this time to evaluate numerous options for a Center and to identify potential partners, funding sources and approaches for success.

The following objectives have been developed:

OBJECTIVES:

- 1) Create a permanent Veterans Center Facility to create a one-stop location for assistance, services, assembly and communication among all veterans, their families and veterans service organizations in Stanislaus County.
- 2) Establish broad stakeholder support, participation and investment a new Veterans Center Facility;

- 3) Leverage funding from all available sources and seek financial support from public and private partners and to provide independent operational sustainability.
- 4) Create a sustainable financial model for long-term success.
- 5) Seek a Facility solution that is scaled to the veterans funding ability.

There are no available and suitable existing County facilities to develop the Veterans Service Facility Plan. As a result, the Committee, whose work was adopted by the full Veterans Advisory Commission and presented in the Second Annual Veterans Advisory Commission Report, recommends a four-part strategy toward achieving a Veterans Center Facility in the future.

This recommended strategy consists of the following actions:

I. Create a non-profit entity to accept contributions independent of Stanislaus County to accept contributions and potentially operate a facility.

- Specifically to support the Veterans Center project.
- To create a partnership with all Veterans Service Organizations, including acceptance of contributions.
- Obtain professional assistance to establish a non-profit entity.
- Establish membership in a governing Board and create bylaws.
- Separate of Stanislaus County.

II. Seek other fund raising and grant opportunities.

- Seek professional Grant Writer assistance through a contract for professional services.
- County would issue a "Request for Qualifications" for a Grant Writer.
- The Grant Writer would develop a fund raising strategy, including "the Ask" for contributions from potential donors.

III. Create a sustainable financial model.

- Ensure long-term financial success by identify all funding required initially and for operation of the Veterans Center.
- Secure sources of funds to meet long-term needs.
- Scale the facility plan to meet funding reality.

IV. Request for Proposals (RFP) for Leased Facilities with Option to Purchase.

- Consider creative partnership and donation opportunities.
- Consider potential tax incentives for donors.
- Find creative opportunities to partner with property owners or other vendors.

Approval to Initiate the Implementation of the Recommended Veterans Facility Strategy and Related Actions

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- Seek proposals from property owners.
- Long-term lease of existing commercial properties to be renovated into the Veterans Service Facility.
- Consider contributions of property and improvements.
- Consider possible “lease-to-own” arrangements.
- Consider both short-term and long-term offers as fund raising efforts continue – with the goal of a permanent Veterans Center solution.

This Four-Part Facility Strategy was adopted by the Veterans Advisory Commission on May 19, 2014. The recommended strategy and plan was reviewed with the Board’s Capital Facilities Committee (Supervisors O’Brien and Monteith) on June 4, 2014, who agreed with moving this plan and series of recommendations to the Board of Supervisors.

Creating a Sustainable Financial Model

Currently the county does not have an existing vacant property for re-use to develop a Veterans Center Facility. The plan would be to facilitate a Request for Proposal for a multipurpose facility designed to support, assist and bring our veterans together. The RFP would seek proposals to include lease or donated space of approximately 26,000 square feet for re-use for a Veterans Facility. It is estimated that a Veterans Center Facility could be an annual investment in the range of \$300,000 to \$400,000 annually. This strategy does not envision new construction, but rather re-purpose through a long term lease strategy an existing, privately owned commercial property suitable for such use.

County staff and the Veterans Facility Sub-Committee have worked with a local Real Estate Broker and have also visited several local vacant properties to ensure viability of this strategy and plan.

Possible Funding for a long-term lease could be sustained through:

- Existing Area of Agency on Aging/Veterans Service lease (approximately \$113,000 annually)
- Use of proceeds from the sale of the former Medical Arts Building in downtown Modesto.
- A County Facilities contribution
- Fund raising opportunities; grants; donations
- Other partners, including other county departments collocating and leasing space from the Veterans Center Facility; cities; private entities

Next recommended actions:

- Direct Staff to continue to work towards implementation of this Four-Part Veteran Center Strategy.
- Direct staff to prepare and issue a Request for Qualifications and to evaluate and select a Grant Writer to assist the Veterans Advisory

Commission to develop a successful fund raising plan and to conduct a research on potential funding opportunities.

- Continue to seek support of other governmental agencies, including county and city organizations to collaborate and potentially lease space in the Veterans Center Facility.
- Direct staff to continue to assist the Veterans Advisory Commission in the development of a sustainable financial model.

Retaining professional assistance in seeking funding opportunities will be critical to the success of this plan and as such it is recommended that the County use existing budgeted resources to support this effort as an investment toward seeking other funding sources and other partners.

The Sustainable Financial Model will then be presented to the Board of Supervisors prior to the issuance of the Request for Proposals for properties for such a use.

The Veterans Facility Sub-committee comprised of Mr. Richard Sylvester, Chairman, Mr. Richard Edgecomb, and Mr. Douglas Miller have invested a tremendous amount of personal time and effort toward this work. Recognition of their efforts as volunteers working closely with County staff is appreciated.

POLICY ISSUE:

Approval to accept staff's recommendations supports the Board's priorities of A Healthy Community and the Efficient Delivery of Public Services by providing a mechanism to support local veterans in our community in an efficient and effective manner.

STAFFING IMPACT:

Existing staff from the Chief Executive Office and Department of Aging and Veterans will provide support to the Veterans Advisory Commission

CONTACT INFORMATION:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

Richard Edgecomb, Chairman, Veterans Advisory Commission. Telephone: (209) 558-7825



STANISLAUS COUNTY VETERANS ADVISORY COMMISSION

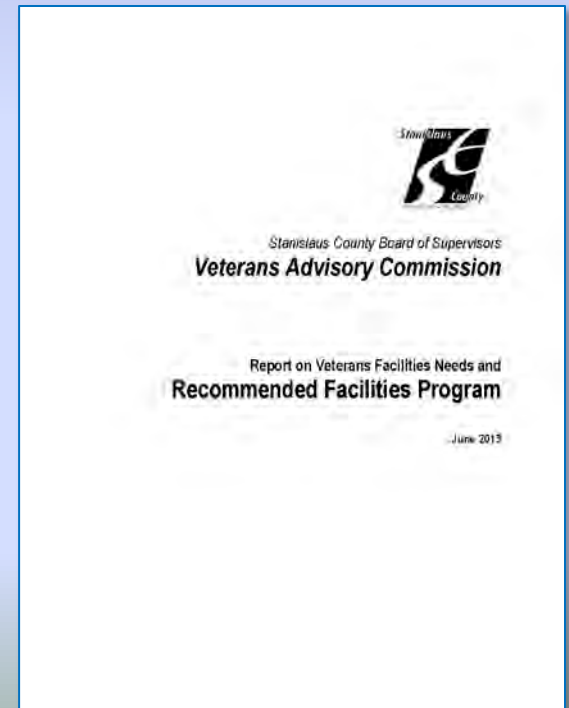
APPROVAL OF MATTERS RELATED TO THE STANISLAUS COUNTY VETERANS ADVISORY COMMISSION:

- A) APPROVAL TO ACCEPT THE SECOND ANNUAL VETERANS ADVISORY COMMISSION REPORT FOR FISCAL YEAR 2013-2014
- B) APPROVAL TO INITIATE THE IMPLEMENTATION OF THE RECOMMENDED VETERANS FACILITY STRATEGY AND RELATED ACTIONS

JULY 15, 2014

Background

- Report on Veterans Facilities Needs and Recommended Facilities Program was considered by the Veterans Advisory Commission and Accepted by the Board of Supervisors on June 18, 2013



Background

**B) APPROVAL TO INITIATE THE IMPLEMENTATION
OF THE RECOMMENDED VETERANS FACILITY
STRATEGY AND RELATED ACTIONS**

Tim Fedorchak

Senior Management Consultant

Stanislaus County Chief Executive Office

Background

- **The Needs Assessment Includes:**
 - **Projected Number and Location of Veterans in Stanislaus County** – including Projected Growth.
 - **Availability of Support Services Among Many Organizations** and Locations in the Region:
Federal, State, Local Services.
 - Federal, State, Local Services
 - Health, Employment, Housing, Training, Education, Financial, Family Assistance, Transportation and many others.
 - **Need for a Consolidated “One Stop” Location for Coordination of Services and Assistance.**

Proposed Veterans Center Facility

- Proposed Facility of 26,000-30,000 sq. ft.:
 - **General Meeting Space** – An Assembly Hall for up to 500 persons seated, or for up to 300 persons at tables.
 - **Banquet/Food Services** – Kitchen and Clean Up for Assembly Hall Events and Event Rental Use.
 - **Shared Office Space** – to Provide Multiple Services on a Scheduled Basis and for Use by Veterans Groups Business Meetings.
 - **County Veterans Service Office** with Area Agency on Aging and potential other County department occupancy to support the one-stop service concept.

Proposed Veterans Center Facility

- Proposed Facility of 26,000-30,000 sq. ft.:
 - **Activity/Day Room** – to provide a conversation and work area for veterans.
 - **Storage Space** – for multiple service organizations providing community service, participation in veteran's events, etc.
 - **Lobby and Archive Space** – a vestibule to connect assembly, banquet, meeting and office spaces.
 - **Outdoor Activity/Patio and Static Display** areas.

Patricia Hill Thomas

Chief Operations Officer

Stanislaus County Chief Executive Office

Facility Goals

- Create a permanent Veterans Center Facility to create a one-stop location for assistance, services, assembly and communication among all veterans, their families and veterans service organizations in Stanislaus County.
- Establish broad stakeholder support, participation and investment in a new Veterans Center Facility.

Facility Goals

- Leverage funding from all available sources and seek financial support from public and private partners and to provide independent operational sustainability.
- Create a sustainable financial model for long-term success.
- Seek a Facility solution that is affordable and sustainable.

Recommended Strategy

- I. Local Veterans Service Organizations Create a non-profit entity to accept contributions independent of Stanislaus County to create and operate a facility.**
 - Specifically to support the Veterans Center project.
 - To create a partnership with all Veterans Service Organizations, including acceptance of contributions.
 - Obtain professional assistance to establish a non-profit entity.

Recommended Strategy

II. Seek other fund raising and grant opportunities.

- Seek professional Grant Writer assistance through a contract for professional services.
- County would issue a “Request for Qualifications” for a Grant Writer.
- The Grant Writer would develop a fund raising strategy, including “The Ask” for contributions from potential donors.

Recommended Strategy

III. Create a sustainable financial model.

- Ensure long-term financial success by identifying all funding required initially and for operation of the Veterans Center.
- Secure sources of funds to meet long-term needs.
- Scale the facility plan to meet funding reality.
- Return to the Board of Supervisors with a recommended sustainable financial plan prior to the issuance of a Request for Proposals for facilities.

Creating a Sustainable Financial Model

- Possible Funding for a long-term lease could be sustained through:
 - Existing Area Agency on Aging/Veterans Service lease (approximately \$113,000 annually.)
 - Use of proceeds from the sale of the former Medical Arts Building in downtown Modesto.
 - A County Facilities contribution.
 - Fund raising opportunities; grants; donations.
 - Other partners, including other County departments collocating and leasing space from the Veterans Center Facility; cities; private entities.

Recommended Strategy

IV. Request for Proposals (RFP) for Leased Facilities with Option to Purchase.

- Consider creative partnership and donation opportunities.
- Long-term lease of existing commercial properties to be renovated into the Veterans Center Facility.

Recommended Strategy

IV. Request for Proposals (RFP) for Leased Facilities with Option to Purchase.

- Consider possible contributions of property and improvements or equipment.
- Consider possible “lease-to-own” arrangements.
- Consider both short-term and long-term offers as fund raising efforts continue – with the goal of a permanent Veterans Center solution in the future.

Recommended Strategy

This Four-Part Strategy was:

- Adopted by the Veterans Advisory Commission on May 19, 2014, and
- Reviewed by the Board of Supervisor's Capital Facilities Committee on June 4, 2014.

Recommendations

1. Approve the Veterans Facility Four-Part Strategy as described in the Veterans Advisory Commission Annual Report for Fiscal Year 2013-2014 as follows:
 - a) Support the establishment of a new non-profit Entity to be created by various local Veterans Service Organizations for the purpose of a Veterans Center Facility.
 - b) Seek other fund raising and grant opportunities.

Recommendations

1. Approve the Veterans Facility Four-Part Strategy as described in the Veterans Advisory Commission Annual Report for Fiscal Year 2013-2014 as follows:
 - c) Create a Sustainable Financial Model.
 - d) Issue a Request for Proposals (RFP) for a future Veterans Center.

Recommendations

2. Authorize the Chief Executive Office/Veterans Service Office working in conjunction with the Veterans Advisory Commission to retain professional services for grants and funding opportunities for a future Veterans Center Facility through a Request for Qualifications process to be funded within existing appropriations in the Chief Executive Office Plant Acquisition budget.

Recommendations

3. Direct the Chief Executive Office/Veterans Service Office working in conjunction with the Veterans Advisory Commission to develop a Sustainable Financial Model for Board of Supervisors' Consideration; and Direct the Chief Executive Office/Veterans Service Office working in conjunction with the Veterans Advisory Commission to prepare a Request for Proposals for properties that could be the future Veterans Center Facility to be returned to the Board of Supervisors along with the Sustainable Financial Model for future considerations.

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JULY 15, 2014

