



COUNTY of VENTURA

Board of Supervisors

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June 6, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: Approve a Lease Amendment with the Free Clinic of Simi Valley for a Contribution of \$120,000 for Improvements to be Performed at a County-owned Property Located on 2003 Royal Ave. in Simi Valley, CA and Authorize the Auditor-Controller's Office to Process the Accounting Transaction Necessary to Revise Appropriations and Adjust Fund Balance (Requires 4/5ths Vote)

Recommendations:

- 1) Approve a Lease Amendment with the Free Clinic of Simi Valley to recognize a County contribution of \$120,000 for capital improvements at 2003 Royal Ave. in Simi Valley, CA (Attachment A).
- 2) Authorize the Auditor-Controller's Office to process the accounting transactions necessary to revise appropriations and adjust fund balance as follows: (4/5ths vote required)

Fund: G001 General Fund

INCREASE	DIV 1060	Services and Supplies	\$	120,000
DECREASE		General Fund – Fund Balance -	\$	120,000
		Assigned to Program Mitigation		

Fiscal Mandates/Impacts:

Mandatory:	No
Source of Funding:	General Fund
Funding Match Required:	None
Impact on Other Department(s):	None

Discussion:

Since 1971, the Free Clinic of Simi Valley (Free Clinic) has been serving the communities of Simi Valley and eastern Ventura County providing medical, dental, legal, and counseling services, to anyone in need, regardless of their ability to pay. The Clinic serves approximately 3,000 individuals each year, many of whom have no other place to seek such services.

In November 2017, the Board approved an option/lease agreement between the County and the Free Clinic which allowed the Clinic to utilize a 14,900 square foot County-owned building located at 2003 Royal Avenue in Simi Valley. On May 5, 2020, our Board supported the introduction of legislation that will allow the Free Clinic to lease property at this location for a period exceeding 10 years without requiring a public bidding procedure. The Free Clinic exercised the lease option in 2020. The current lease term expires in 2030. The lease required the Clinic to raise \$1.5 million for space planning, tenant improvements, and all required permits. In actuality, the Clinic raised and spent more than \$2.3 million to date in support of this County facility.

The use of the building is separated into two functions:

- Approximately half of the building's footprint is used by the Free Clinic's medical/dental programs, including a new tattoo removal service, along with family counseling and legal assistance programs. The improvements include: five dental exam rooms, x-ray, laboratory, ophthalmology, physical therapy, two legal offices, four medical exam rooms, and seven counseling rooms.
- The second half of the footprint is utilized as an "Under One Roof" capacity bringing together non-profit organizations serving the community. These non-profit organizations include Big Brothers Big Sisters of Ventura County, For the Need, Soaring Spirits International, Sarah's House, Coalition for Family Harmony, and Community Action of Ventura County.

Most recently, the Free Clinic was able to secure a grant from Direct Relief, a humanitarian aid organization, for the purchase and installation of solar panels on the roof of the building. After further review it was determined the roof is in need of replacement to accommodate the panels. The solar panels will both lower energy costs and contribute towards the buildings long term sustainability.

Therefore, I recommend that the Board approve the allocation of \$120,000 in support of the roof replacement at the Simi Valley Free Clinic.



Janice Parvin
Board of Supervisors