

POULSBO DISTRIBUTION SCHEDULE

RESOLUTION NO. 2017-06

SUBJECT: Coffee Oasis Letter of Intent

CONFORM AS TO DATES & SIGNATURES

- Filed with the City Clerk: 6/1/2017
- Passed by the City Council: 6/7/2017
- Signature of Mayor
- Signature of City Clerk
- Publication: _____
- Effective: _____

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Rhiannon Fernandez
City Clerk

6/8/17
Date

RESOLUTION NO. 2017-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON REGARDING EXCHANGE OF RESIDENTIAL SPACE TO THE COFFEE OASIS (A 501 (C) 3 NON-PROFIT CORPORATION) TO CREATE TRANSITIONAL HOUSING FOR HOMELESS YOUTH.

WHEREAS, The City of Poulsbo recognizes the nature of homeless and at-risk youth in our community and;

WHEREAS, the City of Poulsbo cares about young people in our community and supports them through many efforts to keep them safe and productive. Such support includes our Parks and Recreation programs and our partnership with the Coffee Oasis coffee shop and youth outreach center and;

WHEREAS, The City of Poulsbo has a stated mission of community support and obligation to all its citizens, specifically to provide public safety and;

WHEREAS, The City of Poulsbo is seeking to support, train, and move at-risk youth from homelessness to productive members of our community thereby increasing public safety and;

WHEREAS, The Coffee Oasis began outreach, support and training to the youth of Kitsap in 1997 and has provided such services to this community for 20 years, with a demonstrated record of success and;

WHEREAS, The Coffee Oasis is a non-profit organization that welcomes all youth into their programs without discrimination and;

WHEREAS, the Coffee Oasis has grown through its 20 years of service to the community and is financially stable, supported by self-generated business income, state, local and private grants and donations and;

WHEREAS, the City of Poulsbo owns a residential space located at 20296 3rd Avenue NW, commonly referred to as the Nelson Family Farmhouse, located in Nelson Park, within the City of Poulsbo and;

WHEREAS, the Nelson Family Farmhouse has been previously provided at no monetary charge, but in exchange for upkeep and maintenance of the park and house and;

WHEREAS, the longtime caretaker and resident will be vacating the residence on June 1 and;

WHEREAS, Coffee Oasis is seeking safe, secure shelter for homeless youth, who will be willing and able to maintain the park and home satisfactorily, NOW THEREFORE

**THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON HEREBY
RESOLVES AS FOLLOWS:**

1. This resolution of the City Council of the City of Poulsbo, Washington will serve as a non-binding Letter of Intent to outline the relationship between the Coffee Oasis and the City of Poulsbo and the general terms upon which the Coffee Oasis will lease from the City of Poulsbo and the City of Poulsbo will lease to the Coffee Oasis certain real estate described herein. Upon passage of this resolution, the City Council of the City of Poulsbo authorizes the Mayor to enter into negotiation of a lease contract with the Coffee Oasis, in which services will be provided in lieu of rent monies. If the Mayor and Coffee Oasis are able to reach agreement as the result of the negotiations, the contract will be returned to the City Council for final review and approval. The terms set forth below are the general terms upon which the City is willing to lease to the Coffee Oasis and other terms may be negotiated between the parties.
2. The Coffee Oasis will lease from the City of Poulsbo the Nelson Family Farmhouse located at 20296 3rd Avenue NW, Poulsbo, Washington.
3. In lieu of monetary rent, Coffee Oasis will be responsible for all reasonable and normal upkeep and maintenance of the park and its facilities, as outlined in Attachment B. The term of the lease will be for three (3) years.
4. The Coffee Oasis will maintain rental insurance, which shall include a general liability policy. The limits of liabilities for these policies will be defined in the lease contract.
5. The purpose of the lease will be to create transitional housing for homeless youths and will establish public benefit for the City of Poulsbo. To establish public benefit, Coffee Oasis will provide an annual report on the impact on Poulsbo youth, as well as property maintenance.
6. The City of Poulsbo, in partnership with Coffee Oasis and other organizations and businesses, will remodel and furnish the residence as needed to suit this new use. The Coffee Oasis residents will be responsible for upkeep thereafter.

7. With the exception of major structural repairs, all interior and exterior maintenance will be performed by Coffee Oasis. Coffee Oasis will maintain the building in acceptable repair. A definition of major structural repairs will be included in the lease contract.
8. Coffee Oasis will not sublet the building or allow it to be used by any other party without prior permission of the City. All activities in the building must comply with all state and local laws. Coffee Oasis will not tolerate any illegal activity within or on the premises.
9. Coffee Oasis will select residents through a vetting process that will include successful passing of a City background check and agreement to abide by the "house rules," Attachment A, entitled "Hope Resident Agreement." Selection and onsite oversight will be provided through the Coffee Oasis Case Management Program, which is designed to provide transitional support to help youth move successfully to more stable and permanent situations.

RESOLVED this 7th day of June 2017.

APPROVED:



MAYOR, REBECCA ERICKSON

ATTEST/AUTHENTICATED:



CITY CLERK, RHIANNON FERNANDEZ

FILED WITH THE CITY CLERK: 06/01/2017
PASSED BY THE CITY COUNCIL: 06/07/2017
RESOLUTION NO. 2017-06