



## Operating Agreement with Path of Life Ministries for 2840 Hulen Place

Community & Economic  
Development Department

City Council  
June 27, 2017

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### 2840 HULEN PLACE



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## CITY & POLM RECOMMENDATIONS

City staff held several meetings with Path of Life Ministries to resolve the ownership, operating and outstanding debt of \$585,150 and came to an agreement on the following:

1. Terminate the Operating Agreement and mutually waive any provisions identified in the operating agreement



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## CITY & POLM RECOMMENDATIONS – CONT.

2. Reaffirm the outstanding debt due from POLM to the City of Riverside evidenced by an Amended Promissory Note and Amended Deed of Trust in the amount of \$585,150 with a six year term. If POLM continues to comply with the Covenants, Conditions and Restrictions during the term of the Deed of Trust and Promissory Note, the loan will be fully forgiven on June 30, 2023



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## CITY & POLM RECOMMENDATIONS – CONT.

3. Execute a Declaration of Covenants, Conditions and Restrictions (CCRs) with POLM to require the following in perpetuity:
  - a. Continue to use the homeless shelter located at 2840 Hulen Place to further homeless services;
  - b. Comply with all the terms and conditions of the Conditional Use Permit (CUP) under Planning Case P04-1083, and as modified;
  - c. Implement a security plan to insure the security of the shelter's clients as well as the surrounding properties, all as set forth and required under the CUP.



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## CITY & POLM RECOMMENDATIONS – CONT.

- d. Ongoing maintenance of the property;
- e. Reserve 15 shelter beds for the City that will be case managed by the City's Homeless Outreach Team; and
- f. Conduct an audit every two years to ensure compliance with the CCRs.



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## RECOMMENDATIONS

That the City Council:

1. Approve and authorize the City Manager, or designee, to execute the Termination of Operating Agreement for Access/Homeless Shelter with POLM;
2. Reaffirm POLM outstanding debt of \$585,150 through an Amended and Restated Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and Amended and Restated Promissory Note Secured by Deed of Trust that will be forgiven in six years; and
3. Approve and authorize the City Manager, or designee, to execute the Declaration of Covenants, Conditions and Restrictions that requires POLM to continue using the property as a homeless shelter, comply with their Conditional Use Permit, dedicate 15 emergency shelter beds for the City, maintain the property, and conduct an audit every two years to ensure compliance.



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