

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS
AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 4
TO THE PROFESSIONAL SERVICES AGREEMENT WITH
KIMLEY-HORN AND ASSOCIATES, INC. FOR DOWNTOWN PARKING
LOTS 8 AND 12 AND CHINATOWN PROPERTY ACQUISITION
CONSULTING SERVICES**

WHEREAS, the City of Salinas entered into a Professional Services Agreement with Kimley-Horn and Associates, Inc., effective July 14, 2025, in the amount of \$68,000, to provide consulting services in support of the disposition of Downtown Parking Lots 8 and 12 and implementation of the Chinatown Revitalization Plan; and

WHEREAS, Amendment No. 1, executed December 12, 2025, expanded the scope of work to include additional Chinatown property acquisition and management activities, parcel consolidation efforts, environmental coordination and demolition-related services, and additional properties including the Animal Control Shelter and El Rey Hotel, increasing total compensation by \$124,838 for a revised not-to-exceed amount of \$192,840; and

WHEREAS, Amendment No. 2, executed February 1, 2026, further amended the scope of work to include a subconsultant agreement for Phase I Environmental Site Assessment services for Downtown Parking Lots 8 and 12, added 100 hours to the existing scope, increased compensation by \$53,335 for a total not-to-exceed amount of \$246,175, and extended the term of the Agreement to May 31, 2026; and

WHEREAS, a Phase I Environmental Site Assessment was completed for Downtown Parking Lots 8 and 12 and identified recognized environmental conditions warranting further subsurface investigation; and

WHEREAS, Amendment No. 3, executed April 21, 2026, authorized a Phase II Environmental Site Assessment based on conditions identified in the Phase I ESA, increasing the contract by \$40,000 for a revised not-to-exceed amount of \$286,175, with those costs anticipated to be reimbursed to the City; and

WHEREAS, the Phase II ESA confirmed the presence of hazardous materials at Tier 2 of the Environmental Screening Levels requiring regulatory action, and due diligence work on the Downtown parcels is nearing completion pending regulatory direction on remediation; and

WHEREAS, work in Chinatown has prepared three properties: 106 East Lake Street, 110 East Lake Street, and 14 Soledad Street for escrow, each requiring updated appraisals, purchase and sale agreements, environmental review, and close of escrow; and

WHEREAS, additional funds are needed to complete the remaining scope of work for the Downtown Parking Lots LDA and Chinatown property acquisitions, and to provide a contingency for minor unforeseen issues necessary to close the property sales and acquisitions;

and

WHEREAS, Amendment No. 4 would increase the Agreement by \$72,403 for a revised cumulative total not-to-exceed amount of \$358,578, and extend the term through August 30, 2026; and

WHEREAS, this action is not a project under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Salinas that the above recitals are true and correct and are incorporated herein as findings of the City Council; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute Amendment No. 4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., increasing the not-to-exceed compensation amount by \$72,403 for a revised total not-to-exceed amount of \$358,578, and extending the term through August 30, 2026 subject to approval as to form by the City Attorney.

PASSED AND APPROVED this 30 day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Soratos, City Clerk