



Portable Practical Educational Preparation, Inc.

Multi Service Center

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John David Arnold, Ph.D.

"Si Se Puede"

Gertha Brown-Hurd

Chief Executive Officer & Founder

President

Tuesday, May 9, 2023

Dear Mayor and Council,

This letter is in response to the letter PPEP, Inc., received on April 5, 2023. It came as a surprise when we received this notice to vacate the building we are currently renting from the City of San Luis, so soon after our meeting with the City, where a request was made by PPEP, to extend our current lease agreement for no less than 18 months, which was agreed upon and give PPEP time to build our own building, where the PPEP programs would then be located. This was asked, due to the lack of commercial space to house our programs in the San Luis area if needing to move.

PPEP and Affiliates have been working in and around and with the City of San Luis for more than 45 years. It has been an outstanding relationship and partnership on both sides. But since we were given notice this new notice to vacate by September 5, 2023 (giving us only 5 months to find other accommodations), we have had our PPEP property department and the Program Directors looking for a temporary suitable location until our new building can be built. It is safe to say, that every vacant building up and down the main street has been reviewed and inspected, along with other space at Riedel Plaza on Juan Sanchez Blvd and the buildings down by the Walmart, and to no avail for space to accommodate our programs. In addition, some owners did not want to lease their vacant building space, even though it had been vacant for some time.

Our current space at the Old Library is approx. 6,000 sq. feet. PPEP, Inc. has invested our own funds in capital improvement of the property such as the HVAC system, and HVAC covers/cages to protect it from theft. We have also removed the old carpet flooring and installed new ceramic tile flooring throughout the building. We have done other repairs and replaced toilets, along with upkeep over the years. Currently, the usage of this space is two teachers and classes with 25 YouthBuild students. There is also ten other full-time staff that work out of this building for the National Farmworker Jobs Program, the Community Services Block Grant Program, the Micro Loan Program serving numerous small businesses in San Luis, and the Youth Build Program. **To displace this many staff and programs would be devastating, not to mention dismantle the education programs that will be in full swing with YouthBuild students for their High School Diploma and other certification classes that are held in this space to accommodate our clients and students participating in programs offered at PPEP and serving the Community of San Luis.**

We are currently paying \$1,911 per mo. for the space, which generates \$22,932 per year. If the City of San Luis would reconsider its actions and allow us to stay in the building for up to 24 months, we are willing to comprise and raise our monthly rental rate to accommodate for some of

the funding shortages the city is experiencing. We would like to offer an increased amount of \$3,500 mo. in rent to the City of San Luis, which is a \$1,589 increase per month or \$ 42,000 per year. This represents an additional \$19,068 per year to the City of San Luis.

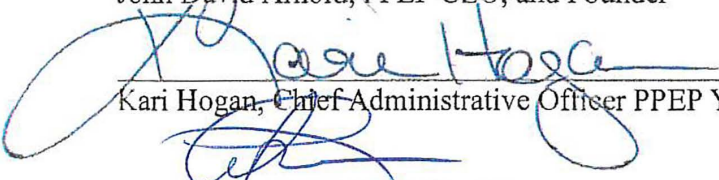
Again, we would require about 24 months more at the current location, with \$87,500 paid to the City of San Luis in this period, beginning June 2023. Although we understand the City has other needs or purposes for this building and land in the future to house your growing programs, we also need the city to understand that by Not Giving PPEP ample time to transition to another facility big enough to house our current operations, it would be devastating to those we serve and our programs integrity. Therefore, we are trying to help find a solution that could be advantageous for both the City and PPEP and those we serve in the San Luis community. Of course, we will support the decisions that are made by the City Council and continue to support the efforts of San Luis in any way we can, but more time would be extremely helpful. We do not want to move our operations out of the City of San Luis, but if this is not an option, we may have no choice but to move to another area, given the lack of commercial real estate in the San Luis area. This would create a burden to all of our staff living and working in San Luis (98%) and especially our youth, who are building low-income affordable housing and attending classes for their GED and other certifications, not to mention having to come up with a transportation plan for these youth to continue to participate in the program, since most do not have vehicles.

PPEP would like to thank you for taking this all into consideration before making a final decision on when we would need to move out of the current property that houses the programs mentioned.

In Solidarity,



John David Arnold, PPEP CEO, and Founder



Kari Hogan, Chief Administrative Officer PPEP YouthBuild, CSBG and NFJP Programs

Jesse Lopez, YouthBuild AmeriCorps Project Coordinator