

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 25-274

APPROVE LEASE OF 2015 NE KRESKY AVE TO
THE SALVATION ARMY TO OPERATE A NIGHT-BY-
NIGHT HOMELESS SHELTER AND SETTING TERMS
FOR THE MAINTENANCE OF RENT PAID
THEREUNDER

WHEREAS, Lewis County has renovated 2015 NE Kresky Ave., Chehalis, into a permanent night-by-night shelter for people experiencing homelessness, having received a direct appropriation from the state Housing Trust Fund for that purpose; and

WHEREAS, the renovation is nearly complete, and The Salvation Army may soon begin to occupy the building to operate the shelter; and

WHEREAS, leasing of county property via private negotiation at fair market rent (instead of public auction to the highest rent bidder) is permissible under Lewis County Code 3.30.460; and

WHEREAS, such fair market rent, when received, should be maintained to fund future capital and operating expenses for the shelter, so that charging and receipt of such rent serves the shelter's public and nonprofit purposes and satisfies Housing Trust Fund capital and operating reserve requirements; and

WHEREAS, the Lewis County Board of County Commissioners has reviewed the attached lease and finds it to be in the public interest to commence the lease on October 1, 2025, for a one-year term.

NOW THEREFORE BE IT RESOLVED that the attached lease of 2015 NE Kresky to The Salvation Army for purposes of operating a night-by-night homeless shelter, commencing on October 1, 2025, for a one-year term, is approved. The Chair is authorized to sign and initial the lease; and

NOW THEREFORE BE IT FURTHER RESOLVED that the rent received under the attached lease shall not be deposited into the general fund as unrestricted earned income but rather into the Homeless Shelter Capital Fund (currently fund No. 3500). Whereupon, such funds shall be used as capital and operating reserves for the shelter. The Board of County Commissioners shall revisit the monthly rent amount due as needed but not less than annually at time of lease renewal. At such time, it shall consider the capital and operating reserve needs of the shelter and make any appropriate changes to the rent collected, the potential forgiveness (if advisable) of such rent to serve the poor and infirm, or the manner of handling and using rent collected. Changes to the lease upon renewal shall reflect the Board decisions at such time.

DONE IN OPEN SESSION this 23rd day of September, 2025.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Scott J. Brummer
Scott J. Brummer, Chair

ATTEST:



Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Sean D. Swope
Sean D. Swope, Commissioner