



COUNTY OF HUMBOLDT

For the meeting of: 12/15/2020

File #: 20-1263

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Second Option to Extend the Lease at 2420 Sixth Street for the Department of Child Support Services

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve exercising the second option to extend the lease at 2420 Sixth Street, Eureka, with Humboldt Partners, for the period of Jan. 1, 2021, through Dec. 31, 2025.

SOURCE OF FUNDING:

Child Support Services (1380)

DISCUSSION:

On May 3, 2011, the County of Humboldt entered into a lease with Humboldt Partners for occupancy of space located at 2420 6th Street, Eureka, for a five (5) year initial lease term commencing on Jan. 1, 2011 and ending Dec. 31, 2015. The lease included the option for the county to extend the lease upon the same terms and conditions for two (2) five (5) year terms. On Oct. 6, 2015, your Board approved the first option to extend the lease for five (5) additional years, terminating on Dec. 31, 2020.

Humboldt Partners is aware of the 90-day notice requirement as specified in Section 4.C. of the lease and does not object to the county exercising the second option to extend the lease.

The Department of Child Support Services requests and recommends your Board approve exercising the second option to extend the lease at 2420 Sixth Street, Eureka, with Humboldt Partners through Dec. 31, 2025.

Staff will work with Humboldt Partners to ensure removal of Americans with Disabilities Act of 1990 (ADA) barriers as part of proposed future tenant improvements to the facility during this lease extension.

FINANCIAL IMPACT:

The current monthly rent for the leased space at 2420 Sixth Street is \$35,732.11. This amount is subject to an annual Consumer Price Index (CPI) adjustment not to exceed 5% on January 1st of each year. Costs are included in the Child Support Services budget (1380 206) in the current fiscal year. There is no impact on the county's General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to exercise the second lease option through Dec. 31, 2025. This alternative is not recommended as the Department of Child Support Services would need to find a suitable facility in which to relocate.

ATTACHMENTS:

1. 2420 6th St BOS 1st Option 2016-10-06
2. ADA Compliance Assessment - 2420 6th St 2020-02-26
3. ADA Barrier Responsibilities 2420 6th St
4. Letter to Landlord BOS Approve Option 2 of Lease

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-2; C-7

Meeting of: 5/3/2011; 10/6/2015

File No.: N/A