

Attachment No. 4 – Temporary Waiver of Rent



COUNTY OF HUMBOLDT

Master

File Number: 20-436

File ID: 20-436	Type: Informational Report	Status: Passed
Version: 1	Agenda Section: Consent	Department: Public Works
Subject:		File Created: 04/01/2020
		Final Action: 04/28/2020
Title: Temporary Waiver of Rent at Courthouse Snack Bar		

Internal Notes:

Agenda Date: 04/28/2020

Agenda Number: 19.

Sponsors:

Enactment Date:

Attachments: Exhibit A - Lease, Staff Report, Exhibit B - First Amendment to Lease

Enactment Number:

Recommendation:

Public Notice Date:

Drafter: tdeage1@co.humboldt.ca.us

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	04/28/2020	approved				Pass
	Action Text: A motion was made by Supervisor Wilson, seconded by Supervisor Bass, that the recommendations be approved. The motion carried by the following vote: Aye: 5 Supervisor Bohn, Supervisor Fennell, Supervisor Bass, Supervisor Wilson and Supervisor Madrone						

Text of Legislative File 20-436

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Temporary Waiver of Rent at Courthouse Snack Bar

..end

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the temporary waiver of monthly rent payment obligation from Chris Rohrs, Operator and Lessee of the Courthouse Snack Bar, effective retroactively on Apr. 1, 2020, until further notice; and
2. Authorize Public Works to prepare, sign and submit a notice of said waiver to Mr. Rohrs.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

The Courthouse Snack Bar, also known as the Smokehouse Snack Bar, is currently managed and operated by Mr. Rohrs (Lessee) pursuant to a lease agreement with the county dated June 5, 2018 (Exhibit A - Lease). The Lessee pays the county \$445 a month rent pursuant to the terms of the lease. On May 7, 2019, your Board approved the Lessee's request to extend the lease term for one (1) year, up to Sept. 30, 2020 (Exhibit B - Lease extension).

Public Access to the Humboldt County Courthouse has been temporarily suspended with a large percentage of employees working remotely and the courthouse being closed to the public until further notice due to the COVID-19 pandemic. The loss of the public and employee use of the Snack Bar has resulted in unexpected loss revenue for the Lessee.

The County Administrative Office is requesting your Board approve to waive the Lessee rent payment obligation to the county retroactive to Apr. 1, 2020, on a temporary, monthly basis until such time as the public and employee use of the courthouse can resume.

FINANCIAL IMPACT:

Financial loss of revenue until such time as courthouse use by the public and employees can be restored. Estimated to be \$1,335 for three (3) months.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by creating opportunities for improved safety and health.

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the temporary waiver of Lessee's rent payment obligation to the county. This is not recommended as Mr. Rohr will need to close the Snack Bar as a result of his lost income.

ATTACHMENTS:

- Exhibit A - Lease
- Exhibit B - Lease extension

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-30, C-38
Meeting of: 6/05/18, 5/07/19
File No.: 19-519