



# COUNTY OF HUMBOLDT

For the meeting of: 12/10/2024

File #: 24-1539

**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Lease Agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC Regarding the Use of Real Property, and the Associated Parking Lot Located at 100 H Street and the Corner of H and Second Streets in Eureka, California

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC regarding the use of the real property, and the associated parking lot, located at 100 H Street and the corner of H and Second Streets in Eureka, California; and
2. Direct the Clerk of the Board to provide the Real Property Division of the Department of Public Works with one (1) fully executed certified copy of the Board order related to this item.

**STRATEGIC PLAN:**

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 1001 -Support and sustain partnerships between public safety and partner agencies to enhance public safety in our communities

**DISCUSSION:**

On Oct. 3, 2017, the Humboldt County Department of Health and Human Services - Public Health ("DHHS - Public Health") entered into lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC regarding the use of office space located at 100 H Street, Eureka, California and a gated parking lot located at the corner of Second and H Streets in Eureka, California. The term of each lease was for three (3) years with options to extend for an additional four (4) years under the same terms and conditions.

The previous lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC regarding the use of the real property, and the associated parking lot, located at 100 H Street and the corner of H and Second Streets in Eureka, California terminated on Nov. 30, 2024. DHHS - Public Health would like to continue tenancy of the office, facility and secured parking lot due to their convenient location for the public and compliance with the Americans with Disabilities Act.

**SOURCE OF FUNDING:**

Public Health Fund (1175-406; 1175-411; 1175-430; 1175-486)

**FINANCIAL IMPACT:**

Expenditures (Fund 1175)	FY24-25	FY25-26 Projected*	FY26-27 Projected*
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Budgeted Expenses	\$146,182.92	\$150,568.41	\$155,085.46
<b>Total Expenditures</b>	<b>\$146,182.92</b>	<b>\$150,568.41</b>	<b>\$155,085.46</b>
<b>Funding Sources (Fund 1175)</b>	<b>FY24-25</b>	<b>FY25-26 Projected*</b>	<b>FY26-27 Projected*</b>
State/Federal Funds	\$65,249.84	\$67,207.34	\$69,223.56
Fees/Other	\$80,933.08	\$83,361.07	\$85,861.90
<b>Total Funding Sources</b>	<b>\$146,182.92</b>	<b>\$150,568.41</b>	<b>\$155,085.46</b>

\*Projected amounts are estimates and are subject to change.

The monthly rental rate for the real property located at 100 H Street, Eureka, California is Eleven Thousand Two Hundred Fifty Dollars and Eighty-Eight Cents (\$11,250.88 per month) which totals One Hundred Thirty-Five Thousand Ten Dollars and Fifty-Six Cents (\$135,010.56) per year. The monthly rental rate for the for the parking lot located at the corner of H and Second Streets in Eureka, California is Nine Hundred Thirty-One Dollars and Three Cents (\$931.03) per month which totals Eleven Thousand One Hundred Seventy-Two Dollars and Thirty-Six Cents (\$11,172.36) per year. The monthly rental rates will be adjusted annually by Consumer Price Index (CPI) with a maximum increase of no more than three percent (3%).

Expenditure appropriations related to the attached lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC have been included in the approved fiscal year 2024-2025 budget for DHHS - Public Health budget units 1175-406, 1175-411, 1175-430 and 1175-486. Funding for the attached lease agreements with Rynecki and Rynecki, LLC is available through local, state and federal revenues received by DHHS - Public Health.

**STAFFING IMPACT:**

Approval of the attached lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC will not impact current staffing levels.

**OTHER AGENCY INVOLVEMENT:**

None

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to approve the attached Lease agreements with Rynecki and Rynecki, LLC and 2<sup>nd</sup> and H Street, LLC regarding the use of the real property, and the associated parking lot, located at 100 H Street and the corner of H and Second Streets in Eureka, California. However, this alternative is not recommended as DHHS - Public Health would be required to relocate to an alternate location.

**ATTACHMENTS:**

1. Lease Agreement with Rynecki and Rynecki, LLC Regarding the Use of Real Property Located at 100 H Street Eureka, California
2. Lease Agreement with and 2<sup>nd</sup> and H Street, LLC Regarding the Use of the Parking Lot Located at the Corner of H and Second Streets in Eureka, California

**PREVIOUS ACTION/REFERRAL:**

Meeting of: 10/3/2017; 9/15/2020; 8/23/2022  
 File No.: 17-2390; 20-1098; 22-348