



# COUNTY OF HUMBOLDT

For the meeting of: 12/3/2024

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File #: 24-1438

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Parking Lot Lease Agreement with the California Employment Development Department Regarding Use of Certain Parking Spaces located at 409 K Street, Eureka, California

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Waive the requirements of the Humboldt County Nuclear-Free Ordinance with regard to the attached parking lot lease agreement with the California Employment Development Department; and
2. Approve, and authorize the Public Works Director, or a designee thereof, to execute, the attached parking lot lease agreement with the California Employment Development Department regarding use of certain parking spaces located at 409 K Street, Eureka, California for the period of January 1, 2025, through December 31, 2027; and
3. Authorize the Public Works Director, or a designee thereof, to execute any and all subsequent amendments to the attached parking lot lease agreement with the California Employment Development Department, after review and approval by County Counsel, Risk Management and the County Administrative Office; and
4. Authorize the Public Works Director, or a designee thereof, to execute subsequent lease agreements with the California Employment Development Department that are substantially similar to the attached parking lot lease agreement, and any amendments thereto, after review and approval by County Counsel, Risk Management and the County Administrative Office; and
5. Direct the Clerk of the Board to provide the Department of Public Works - Real Property Division 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: Core Services/Other

Strategic Plan Category: 9999 - Core Services/Other

**DISCUSSION:**

The County of Humboldt has rented eighteen (18) parking spaces at 409 K Street, Eureka, California from the California Employment Development Department since 2021. These spaces are needed by the County of Humboldt in order to provide additional parking options for county, court and state employees. The previous parking lot lease agreement with the California Employment Development Department expired on April 1, 2024, and has been in holdover pending the initiation of a new lease from the California Employment Development Department. The attached parking lot lease agreement with the California Employment Development Department will begin on January 1, 2025 and shall remain in full force and effect until December 31, 2027, unless extended by a valid amendment thereto or sooner terminated as set forth therein.

Accordingly, staff recommends that the Board approve, and authorize the Public Works Director, or a designee thereof, to execute, the attached parking lot lease agreement with the California Employment Development Department regarding use of certain parking spaces located at 409 K Street, Eureka, California for the period of January 1, 2025 through December 31, 2027, and any and all subsequent amendments thereto, after review and approval by County Counsel, Risk Management and the County Administrative Office. It is also recommended that the Board authorize the Public Works Director, or a designee thereof, to execute subsequent lease agreements with the California Employment Development Department that are substantially similar to the attached parking lot lease agreement, and any amendments thereto, after review and approval by County Counsel, Risk Management and the County Administrative Office, in order to avoid any unnecessary delays in the use of needed parking space.

**SOURCE OF FUNDING:**

General Fund (1100-103)

**FINANCIAL IMPACT:**

Expenditures (1100-103)	FY24-25	FY25-26 Projected*	FY26-27 Projected*
Budgeted Expenses	\$7,122.00	\$14,460.00	\$14,892.00
<b>Total Expenditures</b>	<b>\$7,122.00</b>	<b>\$14,460.00</b>	<b>\$14,892.00</b>
Funding Sources (1100-103)	FY24-25	FY25-26 Projected*	FY26-27 Projected*
General Fund	\$7,122.00	\$14,460.00	\$14,892.00
<b>Total Funding Sources</b>	<b>\$7,122.00</b>	<b>\$14,460.00</b>	<b>\$14,892.00</b>

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

The attached parking lot lease agreement with the California Employment Development Department has a monthly rental rate of One Thousand One Hundred Eighty-Seven Dollars (\$1,187.00) per month, which will increase by three percent (3%) on January 1<sup>st</sup> of each year until the end of the lease term of December 31, 2027. Funding for the attached parking lot lease agreement with the California Employment Development Department is available through the County Administrative Office - Management and Budget Team budget unit 1100-103.

**STAFFING IMPACT:**

Approval of the attached parking lot lease agreement with the California Employment Development Department will not impact current staffing levels.

**OTHER AGENCY INVOLVEMENT:**

None

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to approve the attached parking lot lease agreement with the California Employment Development Department regarding use of certain parking spaces located at 409 K Street, Eureka, California. However, this alternative is not recommended as this it will deplete the number of parking spaces the County of Humboldt currently provides for employee and court use.

**ATTACHMENTS:**

1. Parking Lot Lease Agreement with the California Employment Development Department Regarding Use of Certain Parking Spaces located at 409 K Street, Eureka, California

**PREVIOUS ACTION/REFERRAL:**

Meeting of: None

File No.: None