



# COUNTY OF HUMBOLDT

For the meeting of: 9/15/2020

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File #: 20-1009

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Lease with Dew Claw, LLC. at 930 6th Street Eureka

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve the lease at 930 6<sup>th</sup> St, Eureka with Dew Claw, LLC.; and
2. Authorize the Chair of the Board to execute the lease.

**SOURCE OF FUNDING:**

Social Services Fund

**DISCUSSION:**

The County of Humboldt has leased office space at 930 6<sup>th</sup> St, Eureka since 1979 from California Newspapers Partnership, Inc. as the county's Lessor. On Dec. 9, 2003, the Department of Health and Human Services (DHHS) entered into a lease with California Newspapers Partnership, Inc. (Attachment A) and entered into a new lease on Feb. 27, 2018 (Attachment B). On Jun. 16, 2020, California Newspaper executed a new lease with building owner Dew Claw, LLC. The lease redefined California Newspaper's leased premises to exclude the county's premises, effectively ending California Newspaper's relationship with the county as Lessor. As county staff was preparing a new lease with Dew Claw as Lessor, DHHS decided to move the program and staff residing at 930 6<sup>th</sup> Street to another location. This lease (Attachment C) is intended to cover the period of the county's occupation of the premises from Jul. 1, 2020 to Sept. 15, 2020; the dates when Dew Claw became the county's de facto lessor to the scheduled date of vacancy.

Upon execution of this lease, the county agrees to pay lessor the entire rent from Jul. 1, 2020 to Sept. 15, 2020 in one lump sum of \$23,795.31. Should the county continue to reside within the premises beyond Sept. 15, rent shall be charged at \$309.03 per day of occupation.

This facility is not accessed by any party other than county staff and is not subject to the county's Americans with Disabilities Act (ADA) or Certified Access Specialist (CASp) language.

**FINANCIAL IMPACT:**

Upon execution of this lease, rent shall be retroactively paid to Dew Claw, LLC. in the sum of \$23,795.31, covering the period of occupancy from Jul. 1, 2020 to Sept. 15, 2020. Should the DHHS program decide to extend its use of the premises, rent shall be prorated at a daily rate of \$309.03. Going forward, ending the county's tenancy at 930 6<sup>th</sup> Street on Sept.15, 2020 shall save the county about \$9,279 per month, or about \$111,348 per year. There is no impact to the General Fund.

**STRATEGIC FRAMEWORK:**

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

**OTHER AGENCY INVOLVEMENT:**

Public Works - Real Property

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board could choose not to approve this lease; however, this alternative is not recommended because the county have occupied the premises at 930 6<sup>th</sup> St, Eureka for at least 77 days without compensation to the lessor.

**ATTACHMENTS:**

Attachment A - 2003-12-09 BOS Lease with CA Newspaper

Attachment B - 2018-02-27 BOS Lease with CA Newspaper

Attachment C - 2020 Sept Lease with Dew Claw - Landlord Executed

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C-15

Meeting of: 12/09/03; 02/27/18

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