



# COUNTY OF HUMBOLDT

For the meeting of: 5/24/2022

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File #: 22-223

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Approval of Lease with Roger and Nancy Brown for use of 39 Mayfair Street, Willow Creek, for use as a Library

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve and authorize the Board Chair to execute the proposed lease with Roger and Nancy Brown, DBA RDBIT.

**SOURCE OF FUNDING:**

Library Fund (1500)

**DISCUSSION:**

The Humboldt County Library has leased the facility near the intersection of Highway 299 and Highway 96, commonly known as 39 Mayfair Street, Willow Creek, since the early 1990s. On June 5, 2018, the county entered into a new lease with the owners of 39 Mayfair Street, Roger and Nancy Brown, DBA RDBIT (Landlord), for an initial lease term of July 1, 2018, to June 30, 2020, with an option to extend the lease until June 30, 2025. The county and landlord were unable to exercise the lease option in 2020 because of Consent Decree restrictions due to open Americans with Disabilities Act (ADA) Barriers. The lease went into a month-to-month holdover (Exhibit E). Presently, there are some ADA barriers remaining on the premises per Exhibits B and C. Landlord agrees to remove the remaining Landlord responsible barriers by June 30, 2025.

**FINANCIAL IMPACT:**

The current monthly rent for the initial term is \$1,350, which is scheduled to escalate to \$1,550 per month on July 1, 2025. The costs have been included in Library budget 1500621. There is no impact to the General Fund.

**STRATEGIC FRAMEWORK:**

This action supports your Board's Strategic Framework by providing for and maintaining

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infrastructure .

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may decide not to approve this lease; however, this is not recommended because the library branch does not have an alternative facility in the Willow Creek area at this time.

ATTACHMENTS:

Landlord Executed Lease

Exhibit B - ADA Access Compliance Assessment

Exhibit C - ADA Barrier Responsibilities

Exhibit D - 39 Mayfair Landlord Certificate of Insurance

Exhibit E - Landlord Executed Holdover Letter

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-22

Meeting of: June 5, 2018

File No.: N/A