



COUNTY OF HUMBOLDT

For the meeting of: 8/18/2020

File #: 20-874

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Lease Holdover Consent for the Natural Resources Planning Lease at 1105 6th Street, Suite E

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the holdover consent(s) with PWM, Inc. for 1105 6th Street, Suite E; and
2. Authorize the Public Works Director or designee to sign the holdover consent letter(s).

SOURCE OF FUNDING:

Proposition 84 and Proposition 1 - Integrated Regional Water Management Program Planning and Implementation grant funds, and California Climate Investments grant funds.

DISCUSSION:

The Natural Resources Planning is part of the Environmental Services Division of the Humboldt's Department of Public Works. Natural Resources Planning develops and administers programs for water resources, environmental restoration, habitat conservation, multi-hazard mitigation, and climate change adaptation projects to advance natural resource goals set by the Board of Supervisors. Natural Resources Planning acts as the Regional Manager for grant funds received by the North Coast Resource Partnership (NCRP). It also provides support to the Humboldt County Fire Safe Council (FSC), maintains and implements the Humboldt County Community Wildfire Protection Plan, and manages multiple associated grant funded projects.

On June 25, 2013, your Board approved a three (3) year lease with PWM, Inc. for use of 1105 6th Street, Suite E for Natural Recourses Planning, for a term ending on July 31, 2016 (Attachment No. 1 - Lease).

On May 24, 2016, your Board authorized exercising that the first of two (2) - two (2) year option terms that extends the term to July 31, 2018. (Attachment No. 2 - Option 1 of 2).

On March 27, 2018, your Board authorized exercising the second of two (2) - two (2) year option terms that extends the term to July 31, 2020 (Attachment No. 3 - Option 2 of 2).

The landlord has expressed a need for more time to review the Americans with Disabilities Act (ADA) and how it relates to the subject premises with subsequent negotiations of a new lease. The landlord will not grant an amendment to the lease to extend the term based on the landlord's desire to change the lease terms and conditions. The landlord is willing to consent to a holdover term of one month, provided the holdover consent letter is approved on a month to month basis. Staff's recommendation is that the county accept the landlord's proposal as the holdover is not anticipated to take any lengthy period of time. Public Works is requesting Board approval to the holdover, with Board authorization to have the Public Works Director execute the holdover consent letter on a monthly basis until a new lease can be agreed upon, or alternative lease space is secured.

FINANCIAL IMPACT:

Rent for office space is a reimbursable expense under the grant agreements administered by the Natural Resources Planning Division. The costs associated with the lease have been included in the proposed budget for fiscal year 2020-21 in Fund 1720, Budget Unit 289 Natural Resources Planning. There is no impact to the county's General Fund.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not approve the holdover agreement. However, this is not recommended as the Lessor could evict the county and there is no present alternative site identified to relocate staff.

ATTACHMENTS:

- Attachment No. 1 - Lease
- Attachment No. 2 - Option 1 of 2
- Attachment No. 3 - Option 2 of 2
- Holdover Consent

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-17, C-22, C-20
Meeting of: 6/16/13, 5/24/16, 3/27/18
File No.: N/A