



# COUNTY OF HUMBOLDT

For the meeting of: 2/15/2022

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File #: 21-1807

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Second Amendment to Lease at 1606 Pickett Road, McKinleyville

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve the Second Amendment to Lease with lessor, McKinleyville Community Services District (MCSD), for continued use of the McKinleyville Library facility at 1606 Pickett Road, McKinleyville;
2. Authorize the Chair of the Board of Supervisors to sign the Second Amendment to Lease; and
3. Direct the Clerk of the Board to return one (1) executed Second Amendment to Lease to Public Works Real Property.

**SOURCE OF FUNDING:**

Library (1500)

**DISCUSSION:**

On April 6, 2016, the county entered into a lease with MCSD for use as a public library at 1606 Pickett Road, McKinleyville (Attachment No. 1 - Lease).

On Feb. 23, 2021, the county entered into a First Amendment to the lease with MCSD to extend the term of the lease for one (1) year, ending on May 31, 2022 (Attachment No. 2 - First Amendment to Lease).

Staff is proposing a Second Amendment to lease to extend the term of the lease for one (1) year, ending on May 31, 2023 (Attachment No. 3 - Second Amendment to Lease). The one (1) year extension will allow time and effort to ensure the premises is in compliance with the Americans with Disabilities Act (ADA). A future Third Amendment to lease is forthcoming to identify and denote the responsibilities of these ADA barriers for said compliance.

Attached is our proposed Second Amendment to Lease for requested approval and execution.

**FINANCIAL IMPACT:**

The county does not financially compensate the MCSD as the Library is a public benefit to the McKinleyville community. The MCSD permits the continued use of the facility by the county as a public library for the benefit to the McKinleyville community with no monetary compensation to the MCSD. The Library Fund (1500) pay for all annual operating costs.

**STRATEGIC FRAMEWORK:**

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

**OTHER AGENCY INVOLVEMENT:**

Public Works Real Property

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Your Board could deny approval of the Second Amendment to lease; however, this is not recommended as the lease would go into a month-to-month tenancy holdover period after May 31, 2022. The tenancy holdover period would be subject to all terms and conditions of the lease except that lessor may terminate the county's tenancy upon thirty (30) days written notice.

**ATTACHMENTS:**

Attachment No. 1 - Lease

Attachment No. 2 - First Amendment to Lease

Attachment No. 3 - Second Amendment to Lease

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C17; C13

Meeting of: 5/24/2016; 2/23/21

File No.: 21-16