



COUNTY OF HUMBOLDT

For the meeting of: 5/7/2019

File #: 19-519

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

First Amendment to Lease with Christopher J. Rohrs for the Humboldt County Courthouse Snack Bar in Eureka

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the First Amendment to Lease Agreement; and
2. Direct the Clerk of the Board to return one executed First Amendment to Lease Agreement to Public Works - Real Property for distribution to the lessee.

SOURCE OF FUNDING:

Snack Bar Equipment Replacement Trust (3815)
General Fund (1100)

DISCUSSION:

On June 5, 2018, your Board approved a lease to Christopher J. Rohrs (lessee) to operate and maintain a Snack Bar at the Humboldt County Courthouse.

The lessee has requested the county periodically clean and wax the floors of the Snack Bar. This will not only provide a cleaner space for food service, but routine maintenance helps to prolong the life of the flooring. Jess W. Ward, Custodial Supervisor for the Courthouse, has agreed to perform the cleaning at the lessee's expense. The costs associated with the cleaning are approximately Five Hundred Forty Dollars (\$540.00) for one year and will be paid by the lessee in the form of a rent increase. Rent is proposed to increase Forty-Five Dollars (\$45.00) per month for a total of Four Hundred Forty Five Dollars (\$445.00) per month, to be effective on the first of the month following the date of the lease.

Attached is a First Amendment to Lease Agreement that increases the rent, outlines the work to be performed by the county, and denotes the effective commencement date for requested approval.

FINANCIAL IMPACT:

The cost for the work will amount to Five Hundred Forty Dollars (\$540.00) per year, resulting in a rent increase for a new monthly rent of Four Hundred Forty Five Dollars (\$445.00). The rent increase in the amount of Forty Five Dollars (\$45.00) shall be deposited to the general fund through the Facilities Management budget unit 1100-162 and Four Hundred Dollars (\$400.00) will be deposited to the Snack Bar Equipment Replacement Trust (3815).

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the First Amendment, however this is not recommended as the floors of the Snack Bar will deteriorate over time without proper maintenance of cleaning and waxing.

ATTACHMENTS:

First Amendment to Lease Agreement
Attachment No. 1 - Lease
Attachment No. 2 - Costs
Exhibit A - Floor striping and waxing

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-30
Meeting of: June 5, 2018
File No.: N/A