



COUNTY OF HUMBOLDT

For the meeting of: 6/23/2020

File #: 19-1732

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Eighth Amendment to Lease 317 Second Street, Eureka with Al Abrahamsen, Alice F. Abrahamsen, Kent H. Pryor and Alice Pryor

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to sign the eighth amendment to the lease, in duplicate, for 317 Second Street, Eureka with Al Abrahamsen, Alice F. Abrahamsen, Kent H. Pryor and Alice Pryor; and
2. Direct the Clerk of the Board to return one (1) fully executed lease to the Real Property Agents with Humboldt County Public Works for transmittal to the Lessor.

SOURCE OF FUNDING:

Public Health Fund (1175)

DISCUSSION:

The Department of Health and Human Services (DHHS) Public Health has leased the property at 317 Second Street, since July 11, 2000. The Board has approved the first through the sixth amendments to the lease which are on file with the Public Works Real Property Agents. On June 5, 2018, your Board approved the seventh amendment that extended the lease for two (2), one (1) year option terms, commencing on July 1, 2018. The second option will end June 30, 2020.

The Public Health Nursing Division and the Women, Infants and Child (WIC) Program currently occupies this property. This property provides suitable office space for these programs, staff, and program clients and is in close proximity to other community services and public transportation. Therefore, Public Health recommends that the Board approve exercising the eighth amendment to the lease for 317 2nd Street, Eureka with Al Abrahamsen, Alice F. Abrahamsen, Kent H. Pryor and Alice Pryor.

FINANCIAL IMPACT:

The cost of rent is Seven Thousand One Hundred Eighty-Four Dollars and Seventeen Cents

(\$7,184.17) per month for approximately six thousand (6,000) square feet, at approximately One Dollar and Twenty Cents (\$1.20) per square foot. The current monthly rent is included in the approved budget for FY 2020-21. The annual increase in rent is based on the Consumer Price Index (CPI) but shall not exceed 3%. The revised rent will be included in the FY 2021-22 proposed budget. There is no impact on the County General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by creating opportunities for improved safety and health and helping to protect vulnerable populations.

OTHER AGENCY INVOLVEMENT:

Public Works Real Property

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the eighth amendment to the lease for 317 Second Street, Eureka; however, this alternative is not recommended because the Public Health Nursing Division and the WIC Program would be obligated to secure alternative office space that provides the same benefits to the programs, clients, and proximity to other community services and transportation.

ATTACHMENTS:

- A. Copy of the original Lease for 317 Second Street, Eureka.
- B. ADA Compliance Report 1/16/20 - Responsibilities Identified.
- C. Eighth Amendment to the Lease for 317 Second Street, Eureka, in duplicate.

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-19;C-4;C-20;C-13;B-6;D-10;C-15;C-12;C-8;C-15;C-8;C-17

Meeting of: 7/11/00; 9/5/00; 2/27/01; 6/7/05; 6/24/08; 7/14/09; 3/15/11; 5/14/13; 5/19/15; 4/26/16; 5/2/17; 6/5/18

File No.: N/A