



# COUNTY OF HUMBOLDT

For the meeting of: 6/27/2023

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File #: 23-359

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

First Amendment to the Lease Agreement with the George N. Frykberg Trust Regarding the Use of Office and Vehicle Storage Space Located at 2618 Myrtle Avenue, Eureka, California

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached First Amendment to the lease agreement with the George N. Frykberg Trust regarding the use of office and vehicle storage space located at 2618 Myrtle Avenue, Eureka, California;
2. Approve, and authorize the Humboldt County Sheriff, or a designee thereof, to execute any and all subsequent amendments to the lease agreement with the George N. Frykberg Trust, after review and approval by County Counsel, Risk Management and the County Administrative Office; and
3. Direct the Clerk of the Board to return one (1) fully executed original copy of the attached first amendment to the lease agreement with the George N. Frykberg Trust to the Department of Public Works - Real Property Division for further processing.

**SOURCE OF FUNDING:**

General Fund - Sheriff Myrtle Avenue Annex (1100-221250)

**DISCUSSION:**

The Humboldt County Sheriff's Office is leasing and maintaining office and vehicle storage facilities, known as the "Myrtle Avenue Annex," on real property owned by the George N. Frykberg Trust located at 2618 Myrtle Avenue, Eureka, California. The facilities consist of an approximately seven thousand six hundred (7,667) square foot building and a secure, paved parking area. The facilities are used for storage and Sheriff operations for Special Services and the Marijuana Enforcement Team.

On June 20, 2017, the County of Humboldt entered into a lease agreement with the George N. Frykberg Trust regarding the use of the office and vehicle storage facilities located at 2618 Myrtle Avenue, Eureka, California for the period of July 1, 2017 through June 30, 2023. The attached first

amendment to the lease agreement with the George N. Frykberg Trust will extend the term thereof to June 30, 2033 and increase the maximum amount payable thereunder from \$136,920 to \$415,488.

Accordingly, staff recommends that the Board approve, and authorize the Chair of the Board to execute, the attached first amendment to the lease agreement with the George N. Frykberg Trust regarding the use of office and vehicle storage space located at 2618 Myrtle Avenue, Eureka, California. It is also recommended that the Board authorize the Humboldt County Sheriff, or a designee thereof, to execute any and all subsequent amendments to the lease agreement with the George N. Frykberg Trust, after review and approval by County Counsel, Risk Management and the County Administrative Office, in order to avoid any unnecessary delays in utilizing the office and vehicle storage space located at 2618 Myrtle Avenue, Eureka, California.

**FINANCIAL IMPACT:**

| <b>Expenditures (Fund, Budget Unit)</b>    | <b>FY22-23<br/>Adopted</b> | <b>FY23-24<br/>Projected</b>  | <b>FY24-25<br/>Projected</b>  |
|--|----------------------------|-------------------------------|-------------------------------|
| Budgeted Expenses                          | \$24,252                   | \$24,864                      | \$25,488                      |
| <b>Total Expenditures</b>                  | <b>\$24,252</b>            | <b>\$24,864</b>               | <b>\$25,488</b>               |
| <b>Funding Sources (Fund, Budget Unit)</b> | <b>FY22-23<br/>Adopted</b> | <b>FY23-24<br/>Projected*</b> | <b>FY24-25<br/>Projected*</b> |
| General Fund                               | \$24,252                   | \$24,864                      | \$25,488                      |
| <b>Total Funding Sources</b>               | <b>\$24,252</b>            | <b>\$24,859</b>               | <b>\$25,481</b>               |

*\*Projected amounts are estimates and are subject to change.*

Approval of the attached first amendment to the lease agreement with the George N. Frykberg Trust will increase the maximum amount payable thereunder by \$278,568. Expenditure appropriations related to the attached first amendment to the lease agreement with the George N. Frykberg Trust have been included in the proposed fiscal year 2023-24 budget for budget unit 1100-221250.

**STAFFING IMPACT:**

Approval of the attached first amendment to the lease agreement with the George N. Frykberg Trust will not impact current staffing levels.

**STRATEGIC FRAMEWORK:**

The recommended actions support the Board of Supervisors' Strategic Framework by providing for and maintaining infrastructure.

**OTHER AGENCY INVOLVEMENT:**

None

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose to not approve the attached first amendment to the lease agreement with the George N. Frykberg Trust regarding the use of office and vehicle storage space located at 2618 Myrtle

Avenue, Eureka, California. However, this alternative is not recommended as there are no alternate locations to accommodate the County of Humboldt's need for office and vehicle storage space at this time.

**ATTACHMENTS:**

1. Lease Agreement with the George N. Frykberg Trust Regarding the Use of Office and Vehicle Storage Space Located at 2618 Myrtle Avenue, Eureka, California Dated June 20, 2017
2. First Amendment to Lease Agreement with George N. Frykberg Trust Regarding the Use of Office and Vehicle Storage Space Located at 2618 Myrtle Avenue, Eureka, California Dated June 20, 2017

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C-20

Meeting of: 6/20/2017

File No.: N/A