



# COUNTY OF HUMBOLDT

For the meeting of: 2/23/2021

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File #: 21-16

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

First Amendment to Lease at 1606 Pickett Road, McKinleyville for Library Use

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve the First Amendment to lease with McKinleyville Community Services District (MCSD), lessor, for continued use of the McKinleyville Library facility at 1606 Pickett Road, McKinleyville, for the period of June 1, 2021 to and including May 31, 2022;
2. Authorize the Chair of the Board of Supervisors to sign the First Amendment to lease; and
3. Direct the Clerk of the Board to return one executed First Amendment to lease to Public Works Real Property.

**SOURCE OF FUNDING:**

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 pays for all annual operating costs.

**DISCUSSION:**

On May 24, 2016, the county entered into a lease with MCSD for use as a public library at 1606 Pickett Road, McKinleyville (Attachment 1 - Lease).

Staff is proposing a first amendment to the lease to extend the term of the lease for 1 year, ending on May 31, 2022. The 1-year extension will allow time and effort to ensure the premises are in compliance with all Americans with Disability Act (ADA) accessibility. A future second amendment to lease is forthcoming to identify and denote the responsibilities of these ADA barriers for said compliance.

Attached is a proposed first amendment to lease for requested approval and signature.

**FINANCIAL IMPACT:**

The county does not financially compensate MCSD as the Library is a public benefit to the

McKinleyville community, so there is no impact on the General Fund.

**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:**

The Board could deny approval of the first amendment to the lease; however, this is not advisable as the lease would go into a month to month tenancy holdover period after May 31, 2021. 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 30 days written notice with an increase of rent beyond what was negotiated in the lease. In addition, a new lease would require to eventually replace the tenancy holdover period, adding time and costs to the Library's budget.

**ATTACHMENTS:**

Attachment 1 - Lease

Attachment 2 - First Amendment

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C17

Meeting of: 5/24/2016

File No.: N/A