



COUNTY OF HUMBOLDT

For the meeting of: 12/14/2021

File #: 21-1773

C20

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

First Amendment to Lease for Public Health use of 3156 Redwood Drive, Redway

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the First Amendment to Lease with the David G. Katz and Anne Braak-Katz Trust at 3156 Redwood Drive, Redway;
2. Authorize the Chair of the Board to sign the First Amendment to Lease; and
3. Direct the Clerk of the Board to return one (1) executed original of the First Amendment to Lease to Public Works - Real Property - for transmittal to the Lessor.

SOURCE OF FUNDING:

Public Health Fund (1175)

DISCUSSION:

The county has leased the facility at 3156 Redwood Drive, Redway from David G. Katz and Anne Braak-Katz since April 2019. On Apr. 2, 2019, a lease was executed with a termination date of March 31, 2022. The lease allows two (2) options to extend the lease term for one (1) additional year, each under the same terms and conditions. (Attachment No. 1 - Lease).

This First Amendment to Lease provides additional use of this facilities to be expanded to the Department of Health and Human Services (DHHS). (Attachment No. 2 - First Amendment to Lease).

Initially, this site is to be used for temporary relocation of the DHHS services currently located at 727 Cedar Street, Garberville. This site is going to have a substantial construction project (Project 2020-602) for Americans with Disabilities Act (ADA) barrier remediation commencing in the next couple of months and lasting approximately six (6) to eight (8) months. In addition, the Redway site provides an accessible facility for Public Health services such as vaccination clinics, Child Welfare Services, and court-ordered visitation services.

Therefore, DHHS recommends that the Board approves this First Amendment to Lease at 3156

File #: 21-1773

Redwood Drive, Redway with David G. Katz and Anne Braak-Katz, through March 2022.

FINANCIAL IMPACT:

The monthly rental cost for this First Amendment to the Lease shall be \$1,700 per month with a total cost of \$23,800. DHHS Public Health has sufficient funding in the fiscal year 2021-22 budget, 1175416, to accommodate this expense.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the First Amendment to Lease and thus the temporary relocation of DHHS Garberville services to 3156 Redwood Drive, Redway. This is not recommended as DHHS services are needed in Southern Humboldt and continuing county use of this facility provides an accessible means for provision of services.

ATTACHMENTS:

Attachment No. 1 - Lease

Attachment No. 2 - First Amendment to Lease

PREVIOUS ACTION/REFERRAL:

Board Order No.: C17

Meeting of: 2019-04-02

File No.: 19-384

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is entered into this 14th day of December, 2021 between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY, and David G. Katz and Anne Braak-Katz, as trustees under the David G. Katz and Anne Braak-Katz Trust dated September 4, 2001, hereinafter referred to as LESSOR;

WHEREAS, on April 2, 2019, the parties entered into a Lease for the use of the premises at located at 3156 Redwood Drive, Redway, County of Humboldt, State of California;

WHEREAS, COUNTY desires to add to the use of the premises; and

WHEREAS, LESSOR has agreed to the addition of use of the premises.

NOW, THEREFORE, it is mutually agreed the original Lease is amended as follows:

1. Section 2. USE OF PREMISES of the Lease is amended to read as follows:

The Premises were originally to be used by the COUNTY to provide staff offices, meeting space and direct public access to conduct Permit and Planning services, and office space for a Humboldt County Board Supervisor. The premises now may also be used as offices by the COUNTY Department of Health and Human Services.

In all other respects, the Lease between the parties entered into on April 2, 2019 shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

FIRST AMENDMENT TO LEASE

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease dated on the last date indicated below.

COUNTY OF HUMBOLDT

LESSOR:

By: Virginia Barr
CHAIR
BOARD OF SUPERVISORS

By: David G. Katz
Name: David G. Katz
Trustee as aforesaid

Date: 12/14/2021

Date: 12/6/2021

ATTEST:

By: Anne Braak-Katz

By: Nikki Turner
Name: Nikki Turner
Title: Deputy Clerk of
the Board

Name: Anne Braak-Katz
Trustee as aforesaid

Date: 12/6/2021