



COUNTY OF HUMBOLDT

For the meeting of: 12/16/2025

File #: 25-1208

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Lease Agreement with Humboldt Partners Regarding the Use of Real Property Located at 2420 Sixth Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the attached lease agreement with Humboldt Partners regarding the use of real property located at 2420 Sixth Street, Eureka, California; and
2. Authorize the Director of Child Support Services to enter into sublease agreements after review by, County Counsel, Real Property and Risk Management for the lease at 2420 Sixth Street, as needed; and
3. Direct the Clerk of the Board to return one (1) fully executed original copy of the lease agreement to the Department of Public Works - Real Property for further processing.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Core Services/Other

Strategic Plan Category: 9999 - Core Services/Other

DISCUSSION:

The Department of Child Support Services (DCSS) has occupied the premises located at 2420 Sixth Street, Eureka, California, since July 1999, leasing approximately 20,090 square feet of space. The current lease agreement is set to expire on Dec. 31, 2025, and there are no additional options to extend.

A new lease agreement has been negotiated with Humboldt Partners for continued occupancy of the premises. The proposed lease term is five (5) years, commencing Jan. 1, 2026, and terminating Dec. 31, 2031. The agreement includes two (2) additional five (5) year renewal options. The annual rent will be subject to adjustment based on changes in the Consumer Price Index (CPI), with a cap of five percent (5%) per year.

Additionally, staff recommend that your Board approve the lease agreement with Humboldt Partners regarding the use of real property at 2420 Sixth Street, Eureka, California and authorize the Director of Child Support Services to enter into sublease agreements after review by County Counsel, Real Property and Risk Management for the lease at 2420 Sixth Street, as needed.

SOURCE OF FUNDING:

Child Support Services (1380-206)

FINANCIAL IMPACT:

Expenditures (1380-206)	FY25-26	FY26-27 Projected*	FY27-28 Projected*
Budgeted Expenses	\$504,839.94	\$522,509.36	\$540,797.17
Additional Appropriation Request			
Total Expenditures	\$504,839.94	\$522,509.36	\$540,797.17
Funding Sources (1380-206)			
General Fund			
State/Federal Funds			
Total Funding Source	\$504,839.94	\$ \$522,509.36	\$540,797.17

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

Narrative Explanation of Financial Impact:

Beginning on Jan. 1, 2026, the monthly rent will be Forty-Two Thousand Seven Hundred Ninety-Three Dollars and Fifty-Six Cents (\$42,793.56). This amount will be subject to an annual Consumer Price Index (CPI) adjustment, not to exceed five percent (5%) on January 1st of each year. Costs are included in the Child Support Services budget (1380-206) in FY 2025-26.

STAFFING IMPACT:**Narrative Explanation of Staffing Impact:**

There is no impact to staffing with the approval of the lease agreement for use of real property at 2420 Sixth Street, Eureka, California.

OTHER AGENCY INVOLVEMENT:

Economic Development

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the attached lease agreement with Humboldt Partners regarding use of real property at 2420 Sixth Street, Eureka, currently occupied by the Department Child Support Services. However, this alternative is not recommended as the lease agreement would go into a month-to-month tenancy holdover after Dec. 31, 2025.

ATTACHMENTS:

Attachment 1 - Lease Agreement with Humboldt Partners Regarding the Use of Real Property Located at 2420 Sixth Street, Eureka, California

Attachment 2 - Exhibit C - Plans/County Improvements

PREVIOUS ACTION/REFERRAL:

Meeting of: 05/03/11, 10/06/15, 12/15/20

File No.: 20-1263