



COUNTY OF HUMBOLDT

For the meeting of: 10/21/2025

File #: 25-1152

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

First Amendment to the Lease Agreement with Rynecki and Rynecki LLC Regarding Use of Real Property at 100 H Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the attached first amendment with Rynecki and Rynecki LLC regarding the use of real property at 100 H Street, Eureka, California; and
2. Direct the Clerk of the Board to return one (1) fully executed first amendment 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 Health and Human Services (DHHS) previously entered into a lease agreement with Rynecki and Rynecki LLC for the use of office space located at 100 H Street, Eureka, California. The original lease was executed on Dec. 10, 2024, and approved by your Board.

It was later discovered that the signed lease was missing a page that includes important details about janitorial services, maintenance responsibilities, and utility costs for the property. The attached first amendment to the lease agreement corrects this error by incorporating the missing information.

Accordingly, staff is recommending that your Board approve the attached first amendment to the lease agreement with Rynecki and Rynecki LLC regarding the use of real property at 100 H Street, Eureka, California.

SOURCE OF FUNDING:

Public Health Fund (1175-406; 1175-411; 1175-430; 1175-486)

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

Expenditures (Fund 1175)	FY25-26	FY26-27 Projected*	FY27-28 Projected*
Budgeted Expenses	\$150,568.41	\$155,085.46	\$159,738.03
Total Expenditures	\$150,568.41	\$155,085.46	\$159,738.03
Funding Source (Fund 1175)	FY25-26	FY26-27 Projected*	FY27-28 Projected*
State/Federal Funds	\$67,207.34	\$69,223.56	\$71,300.27
Fees/Other	\$83,361.07	\$85,861.90	\$88,437.76
Total Funding Sources	\$150,568.41	\$155,085.46	\$159,738.03

The current monthly rental rate for real property located at 100 H Street, Eureka, is \$11,250.88 per month. The monthly rental rates will be adjusted annually by Consumer Price Index (CPI) on December 1st, with a maximum increase of no more than three percent (3%). Expenditure appropriations have been included in the approved fiscal year 2025-26 Public Health (1175) budget units.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

There is no impact to staffing with this first amendment to the lease agreement with Rynecki and Rynecki LLC regarding use of real property at 100 H Street, Eureka, California.

OTHER AGENCY INVOLVEMENT:

N/A

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the attached first amendment to the lease agreement with Rynecki and Rynecki LLC regarding use of real property at 100 H Street, Eureka, California. However, this alternative is not recommended as the provisions outlined in the first amendment related to janitorial services, maintenance responsibilities, and utilities were part of the original understanding between the parties and are essential for the continued use of the facility.

ATTACHMENTS:

Attachment 1 - First Amendment to the Lease Agreement with Rynecki and Rynecki LLC regarding use of real property located at 100 H Street, Eureka, California

Attachment 2 - Lease Agreement with Rynecki and Rynecki LLC regarding use of real property located at 100 H Street, Eureka, California

PREVIOUS ACTION/REFERRAL:

Meeting of: 12/10/24

File No.: 24-1539