



COUNTY OF HUMBOLDT

For the meeting of: 12/3/2024

File #: 24-1301

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Termination of the Lease Agreement with Littlefield, Littlefield and Powell, and Approval of a New Lease Agreement with Harry Singh, Regarding Use of the Real Property Located at 205 Seventh Street, Suite C, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached termination letter regarding termination of the current lease agreement with Littlefield, Littlefield, and Powell regarding use of the real property located at 205 Seventh Street, Suite C, Eureka, California by executing the Termination Letter; and
2. Approve, and authorize the Chair of the Board to execute, the attached lease agreement with Harry Singh regarding use of the real property located at 205 Seventh Street, Suite C, Eureka, California; and
3. Direct the Clerk of the Board to return one (1) fully executed original copy of the attached termination letter, and one (1) fully executed original copy of the attached lease agreement with Harry Singh to the Real Property Division of the Department of Public Works for further processing.

STRATEGIC PLAN:

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Core Services/Other

Strategic Plan Category: 9999 - Core Services/Other

DISCUSSION:

The Department of Health and Human Services - Social Services' ("DHHS - Social Services") Public Guardian Office is responsible for the care of clients and providing secure storage space for their personal belongings, which may include furniture, clothing, paper documents and other household items. The site at 205 Seventh Street, Suite C, Eureka, California provides adequate space, security and protection of clients' personal belongings.

On August 23, 2011, the Humboldt County Board of Supervisors ("Board") approved a lease agreement with Littlefield, Littlefield and Powell for use of the real property located at 205 Seventh Street, Suite C, Eureka, California. A new lease with Littlefield, Littlefield and Powell was executed on August 10, 2021, which is currently set to expire on August 31, 2026. On July 31, 2024, Littlefield, Littlefield and Powell transferred ownership of the real property located at 205 Seventh Street, Suite C, Eureka, California to Harry Singh.

DHHS - Social Services would like to continue tenancy of 205 Seventh Street, Suite C, Eureka, California with the new owner. The attached lease agreement with Harry Singh shall retroactively commence on August 1, 2024, and shall terminate on July 31, 2027, with five (5) one (1) year options to extend. Littlefield, Littlefield and Powell have agreed to terminate the existing lease agreement

regarding use of the real property located at 205 Seventh Street, Suite C, Eureka, California.

SOURCE OF FUNDING:

Social Services Fund (1160)

FINANCIAL IMPACT:

Expenditures (1160)	FY24-25	FY25-26 Projected*	FY26-27 Projected*
Budgeted Expenses	\$12590.00	\$13000.00	\$13350.00
Total Expenditures	\$12582.48	\$12959.95	\$13348.75
Funding Sources (1160)	FY24-25	FY25-26 Projected*	FY26-27 Projected*
General Fund	\$12582.48	\$12959.95	\$13348.75
Total Funding Sources	\$12582.48	\$12959.95	\$13348.75

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

The monthly rental rate shall begin at One Thousand Forty-Eight Dollars and Fifty-Four Cents (\$1,048.54). On the anniversary of the commencement date, the monthly rent shall automatically escalate by three percent (3%). Sufficient funds exist in Social Services (1160).

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may decide not to approve the termination of the current lease agreement with Littlefield, Littlefield and Powell, the attached lease agreement with Harry Singh, regarding use of the real property located at 205 Seventh Street, Suite C, Eureka, California. However, staff recommends moving forward with terminating the existing lease and executing the new lease as DHHS - Social Services requires the use of this facility.

ATTACHMENTS:

1. Termination Letter
2. Lease Agreement with Harry Singh

PREVIOUS ACTION/REFERRAL:

Meeting of: 8/10/2021

File No.: 21-890