



COUNTY OF HUMBOLDT

For the meeting of: 9/17/2019

File #: 19-1187

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Request approval of the Fourth Amendment to Lease for 824 Harris St, Eureka, with Rachel-Jill Hemmert

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the Fourth Amendment to the lease 824 Harris Street with Rachel-Jill Hemmert;
2. Authorize the Chair of the Board to sign the attached Fourth Amendment; and
3. Direct the Clerk of the Board to return one (1) executed Board agenda item to Public Works- Real Property Division for transmittal to Lessor.

SOURCE OF FUNDING:

Mental Health Fund (1170-424)

DISCUSSION:

On June 28, 2005, the Department of Health and Human Services (DHHS) - Mental Health Administration entered into a lease with Rachel-Jill Hemmert at 824 Harris Street, Suite B, Eureka. On June 24, 2008, a First Amendment was approved to extend the term to June 30, 2010. On May 21, 2013, a Second Amendment was approved to extend the term with three (3) one (1) year options to June 30, 2018. On May 15, 2018, a Third Amendment was approved to extend the term until June 30, 2023, with additional two (2) five (5) year options.

The proposed Fourth Amendment for approval is to memorialize an agreement for landscaping costs that was not included in the Third Amendment retroactive to September 1, 2018. It was agreed upon by the Lessor and DHHS that costs associated with landscaping would be divided equally upon the county and other tenant of 824 Harris St. The monthly landscaping costs would therefore be One Hundred Dollars (\$100), with the county to pay half of the landscaping costs, Fifty Dollars (\$50).

FINANCIAL IMPACT:

This expenditure has been included in the budget for fiscal year 2019-2020, DHHS-Mental Health Administration budget unit 1170-424. There is no impact on the county General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by facilitating public/private partnerships to solve problems .

OTHER AGENCY INVOLVEMENT:

Public Works-Real Property Division

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve this amendment. Staff does not recommend this alternative as the landlord will consider the county not fulfilling its commitment thus jeopardizing the county's future relationship with this landlord.

ATTACHMENTS:

Attachment 1 - 2005-06-28 BOS original lease

Attachment 2 - 2008-06-24 BOS 1st Amendment to Lease for 824 Harris St

Attachment 3 - 2013-05-21 BOS 2nd Amendment to Lease with Hemmert for 824 Harris St

Attachment 4 - 2018-5-15 BOS 3rd Amendment to Lease with Hemmert for 824 Harris St

Attachment 5 - 4th Amendment to Lease

Attachment Six - Landscaping Invoices

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-14, D-11, C-5, C-7

Meeting of: 6/28/2005, 6/24/2008, 5/21/2013, 5/15/2018

File No.: N/A