



COUNTY OF HUMBOLDT

For the meeting of: 9/15/2020

File #: 20-1099

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

First Option to Extend the Lease for the Parking Lot at 2nd and H Streets in Eureka

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the first option to extend the lease with 2nd & H Street, LLC. for the fenced parking lot at 2nd and H Streets, Eureka through Nov. 30, 2022; and
2. Authorize Public Works Real Property to send a notice to Lessor that county is exercising the option to extend the lease through Nov. 30, 2022.

SOURCE OF FUNDING:

Public Health Fund

DISCUSSION:

On Oct. 3, 2017, the Department of Health and Human Services (DHHS), Public Health entered into a lease with 2nd and H Street, LLC (Attachment A) for the fenced parking lot located at 2nd and H Streets, Eureka. The lease shall terminate on Nov. 30, 2020, with two (2) two (2) year options to extend the lease upon the same terms and conditions. This parking lot provides secure parking for staff and county owned vehicles for the nearby county DHHS office at 100 H Street, Eureka.

DHHS would like to continue tenancy of the parking lot at 2nd and H Streets by exercising the first two (2) year option to the extend the lease. Public Works is requesting Board approval to exercise the option by authorizing Public Works staff to send the Option Letter (Attachment B) to the Lessor.

FINANCIAL IMPACT:

Rent for the parking lot is currently \$816.61 per month, about \$9,799 per year. Rent shall be adjusted annually on December 1st of each year to reflect the Consumer Price Index (CPI), with a maximum increase or decrease of three 3%. These costs are included in the approved budget for fiscal year 2020-21 in fund 1175, budget unit 406 Env Health Consumer Protection. There will be no impact on the General Fund

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STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by creating opportunities for improved safety and health.

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the option to extend through Nov. 30, 2022; however, this is not recommended as DHHS, Public Health's Environmental Health Division will require an alternate nearby secure, fenced parking lot for staff and county vehicles.

ATTACHMENTS:

Attachment A - 2017-10-03 Lease for Parking Lot at 2nd and H St.

Attachment B - Letter to owner exercising the first two-year option.

PREVIOUS ACTION/REFERRAL:

Board Order No.: D8; C-14; C-8; D-19; C11

Meeting of: 9/22/09; 11/09/10; 8/25/15; 9/20/16; 10/3/17

File No.: N/A