



COUNTY OF HUMBOLDT

For the meeting of: 8/23/2022

File #: 22-348

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Second Options to Extend the Leases with Rynecki and Rynecki, LLC Regarding the Use of Office Space Located at 100 H Street, and the Associated Parking Lot Located at H and Second Streets, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the second option to extend the lease with Rynecki and Rynecki, LLC regarding the use of office space located at 100 H Street, Eureka, California through Nov. 30, 2024;
2. Approve the second option to extend the lease with Rynecki and Rynecki, LLC regarding the use of the fenced parking lot located at H and Second Streets, Eureka, California through Nov. 30, 2024; and
3. Authorize the Department of Public Works - Real Property Division to transmit the attached letter notifying Rynecki and Rynecki, LLC that the County of Humboldt will be exercising the second options to extend the leases regarding the use of office space located at 100 H Street, and the associated parking lot located at H and Second Streets, Eureka, California through Nov. 30, 2024; and
4. Direct the Clerk of the Board to provide the Department of Public Works - Real Property Division with one (1) certified copy of the Board Order regarding this Item.

SOURCE OF FUNDING:

Public Health Fund (1175)

DISCUSSION:

On Oct. 3, 2017 (Item C-11), the Humboldt County Board of Supervisors (“Board”) approved two (2) leases with Rynecki and Rynecki, LLC regarding the use of office space located at 100 H Street, and a nearby fenced parking lot located at the corner of H and Second Streets, Eureka, California. Each lease allows for two (2) two (2) year options to extend the lease under the same terms and conditions. On Sept. 15, 2020, the Board approved the first lease amendment to the lease regarding the use of office space located at 100 H Street, Eureka, California, and approved the first two (2) year options to extend both of the above-referenced leases.

The office space located at 100 H Street, and the fenced parking lot located at the corner of H and Second Streets, Eureka, California provides staff of the Environmental Health Division of the Humboldt County Department of Health and Human Services - Public Health (“DHHS - Public Health”) with needed space and secure parking. The offices located at 100 H Street, Eureka, California have been cleared of all Americans with Disabilities Act (“ADA”) barriers by a Certified Access Specialist as of March 6, 2020.

Accordingly, the Department of Public Works - Real Property Division recommends that the Board approve the second options to extend the leases with Rynecki and Rynecki, LLC regarding the use of office space located at 100 H Street, and the associated parking lot located at H and Second Streets, Eureka, California through Nov. 30, 2024.

FINANCIAL IMPACT:

The current monthly rental rate for use of the offices located at 100 H Street, Eureka California is \$10,296.15 per month. The monthly rental rate for use of the fenced parking lot located at the corner of H and Second Streets, Eureka California is \$852.03 per month. The above-referenced rental rates are adjusted annually based on Consumer Price Index (CPI), not to exceed three percent (3%).

Expenditure appropriations related to the extension of the leases with Rynecki and Rynecki, LLC have been included in the recommended fiscal year 2022-2023 budget for budget unit 1175-406. As a result, the recommended actions will not impact the Humboldt County General Fund.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors’ Strategic Framework by protecting vulnerable populations and creating opportunities for improved safety and health.

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may decide not to approve the second options to extend the leases with Rynecki and Rynecki, LLC regarding the use of office space located at 100 H Street, and the associated parking lot located at H and Second Streets, Eureka, California through Nov. 30, 2024. However, this alternative is not recommended as it would require the staff of the Environmental Health Division of DHHS - Public Health to vacate the premises and there are limited alternative ADA compliant facilities which include secure parking.

ATTACHMENTS:

1. 2017 Lease for Offices at 100 H Street
2. 2017 Lease for Parking Lot at Second & H Streets
3. 2020 First Lease Amendment and 1st Option 100 H Street
4. 2020 First Lease Option Parking Lot 2nd & H Streets
5. 2020-3-6 ADA Compliance Assessment
6. 2022 Notice to Landlord Exercising Second Lease Options 100 H Street and Parking Lot

7. 2021-8-31 100 H Street Certificate of Insurance

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-11;

Meeting of: 2017/10/3; 2020/9/15

File No.: 20-1098; 20-1099