



COUNTY OF HUMBOLDT

For the meeting of: 10/8/2019

File #: 19-1428

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Ratify approval for Lessee's Option to Extend Term of the Lease at the Courthouse Café (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Ratify and approve the lessee's option to extend the term of the Lease at the Courthouse Café with Christopher J. Rohrs on a year to year basis, not to exceed September 30, 2023. (4/5 Vote Required)

SOURCE OF FUNDING:

Snack Bar Equipment Replacement Trust (3815).

DISCUSSION:

On June 5, 2018, your Board approved a Lease to Christopher J. Rohrs (lessee) to operate and maintain the Courthouse Café at the Humboldt County Courthouse (Attachment No. 1 - Lease). The lease was set to expire on September 30, 2019.

On May 7, 2019, your Board approved a First Amendment to Lease Agreement to Christopher J. Rohrs (lessee) for the county to periodically clean and wax the floors of the Courthouse Café at lessee's expense (Attachment No. 2 - First Amendment).

Under the terms of the Lease, the lessee has the option to extend the term of the Lease on a year to year basis, but not beyond September 30, 2023 upon ninety (90) days' notice prior to expiration. On September 25, 2019, lessee untimely notified the county of his intention to exercise this extension (Attachment No. 3 - Lessee notification). Public Works sent out a letter on September 30, 2019 regarding the extension of the lease (Attachment No. 4 - Letter). Due to the late notice and to ensure that the extension was granted before the lease terminated, Public Works approved of the lease extension.

Staff recommends and requests your Board to ratify Public Works approval of the lease extension for

one year with the lease terminating on September 30, 2020.

The Courthouse Café continues to be a source of nourishment and congregation for Courthouse employees and the general public. It is therefore recommended the Board approve the lessee's request to exercise the option to extend the term on a year to year basis, not to exceed September 30, 2023.

FINANCIAL IMPACT:

The lessee pays Four Hundred and Forty-five Dollars (\$445) per month. The rent is Four Hundred Dollars (\$400) which is deposited into the Snack Bar Equipment Replacement Trust (3815). The additional Forty-five Dollars (\$45) is deposited to the general fund through the Facilities Management budget unit 1100-162 for upkeep of the floors in the Courthouse Café per the First Amendment to the Lease approved by your Board on May 7, 2019.

STRATEGIC FRAMEWORK: This action supports your Board's Strategic Framework by providing community-appropriate levels of service .

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the lessee's request to exercise the option to extend the term on a year to year basis, not to exceed September 30, 2023, however this is not recommended as the premises would deteriorate with nonuse and the employees of the courthouse and public would be deprived of nourishment and congregation.

ATTACHMENTS:

Attachment No. 1 - Lease
Attachment No. 2 - First Amendment
Attachment No. 3 - Lessee notification
Attachment No. 4 - Letter

PREVIOUS ACTION/REFERRAL:

Board Order No.: C30 & C38
Meeting of: 6/05/18 & 5/07/19
File No.: 19-519