



# COUNTY OF HUMBOLDT

For the meeting of: 2/26/2019

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File #: 19-90

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Amendment to Lease at 1711 Third Street, Eureka with Rosemarie Dinsmore

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to sign two (2) originals of the Amendment to the Lease with Rosemarie Dinsmore for the office space at 1711 Third Street, Eureka, through September 30, 2019; and
2. Direct the Clerk of the Board to return one (1) executed original of the Amendment to Lease to the Public Works, Real Property for transmittal to the Lessor.

**SOURCE OF FUNDING:**

Mental Health

**DISCUSSION:**

The Department of Health and Human Services (DHHS) - Children and Family Services has leased space from Rosemarie Dinsmore at 1711 Third Street since July of 1996. On March 25, 2014, the Board of Supervisors approved the current lease (Attachment 2 - Current Lease) with an initial term from April 1, 2014 through March 31, 2017. The lease includes an option to extend the lease, upon the same terms and conditions, for three (3) one (1) year terms. On January 17, 2017, the Board approved the first option to extend the lease for a one (1) year term from April 1, 2017 through March 31, 2018 (Attachment 3 - First Option). On February 27, 2018, the board approved the second option to extend the lease for a one (1) year from April 1, 2018 through March 31, 2019 (Attachment 4 - Second Option).

The Mental Health Department plan is to move the Children and Family Services program to 2440 6<sup>th</sup> Street (Plaza) upon completion of the Plaza's remodeling project, which is anticipated to be completed by July 1, 2019. In lieu of exercising the last option, it is requested that the lease term be amended to extend the existing term for six (6) months through September 30, 2019.

Ms. Tricia Wilwerding, daughter and representative of Lessor, has permitted the county to exercise this

option with less than the sixty (60) days prior to the end of the lease term (Attachment 5 - Correspondence with Ms. Tricia Wilwerding).

All other provisions of the current lease will remain in effect.

**FINANCIAL IMPACT:**

The cost of the lease is Ten Thousand Six Hundred Five Dollars (\$10,605.00) per month for use of Eleven Thousand Four Hundred Seven (11,407) square feet or Ninety-Three Cents (\$0.93) per square foot. This expenditure is included in the approved budget for Fiscal Year 2018-19, DHHS-Children Youth and Family Services Budget Unit 1170-497. There is no impact to the county General Fund.

**STRATEGIC FRAMEWORK:**

This action supports your Board's Strategic Framework by providing for and maintaining infrastructure, managing resources to ensure sustainability of services, creating opportunities for improved health and safety, and protecting vulnerable populations.

**OTHER AGENCY INVOLVEMENT:**

Public Works - Real Property Division

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board could choose not to approve this Amendment to the Lease; however, this is not recommended as it would not support the goal to offer public services from a central location (Plaza).

**ATTACHMENTS:**

Attachment 1 - Amendment to the Lease  
Attachment 2 - Current Lease  
Attachment 3 - First Option  
Attachment 4 - Second Option  
Attachment 5 - Correspondence with Ms. Tricia Wilwerding

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C-15, C-11, C-14  
Meeting of: 3/25/14, 1/17/17, 2/27/18  
File No.: 19-90