



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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File created: 4/1/2020 **In control:** Public Works
On agenda: 4/28/2020 **Final action:** 4/28/2020
Title: Temporary Waiver of Rent at Courthouse Snack Bar

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Lease, 2. Staff Report, 3. Exhibit B - First Amendment to Lease

Date	Ver.	Action By	Action	Result
4/28/2020	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Temporary Waiver of Rent at Courthouse Snack Bar

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the temporary waiver of monthly rent payment obligation from Chris Rohrs, Operator and Lessee of the Courthouse Snack Bar, effective retroactively on Apr. 1, 2020, until further notice; and
2. Authorize Public Works to prepare, sign and submit a notice of said waiver to Mr. Rohrs.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

The Courthouse Snack Bar, also known as the Smokehouse Snack Bar, is currently managed and operated by Mr. Rohrs (Lessee) pursuant to a lease agreement with the county dated June 5, 2018 (Exhibit A - Lease). The Lessee pays the county \$445 a month rent pursuant to the terms of the lease. On May 7, 2019, your Board approved the Lessee's request to extend the lease term for one (1) year, up to Sept. 30, 2020 (Exhibit B - Lease extension).

Public Access to the Humboldt County Courthouse has been temporarily suspended with a large

percentage of employees working remotely and the courthouse being closed to the public until further notice due to the COVID-19 pandemic. The loss of the public and employee use of the Snack Bar has resulted in unexpected loss revenue for the Lessee.

The County Administrative Office is requesting your Board approve to waive the Lessee rent payment obligation to the county retroactive to Apr. 1, 2020, on a temporary, monthly basis until such time as the public and employee use of the courthouse can resume.

FINANCIAL IMPACT:

Financial loss of revenue until such time as courthouse use by the public and employees can be restored. Estimated to be \$1,335 for three (3) months.

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 could choose not to approve the temporary waiver of Lessee's rent payment obligation to the county. This is not recommended as Mr. Rohr will need to close the Snack Bar as a result of his lost income.

ATTACHMENTS:

Exhibit A - Lease
Exhibit B - Lease extension

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-30, C-38
Meeting of: 6/05/18, 5/07/19
File No.: 19-519