



COUNTY OF HUMBOLDT

For the meeting of: 8/11/2026

File #: 26-605

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Fifth Lease Amendment for the Department of Health and Human Services' (DHHS) Facility at 824 Harris, Suite B, Eureka

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the Fifth Amendment to Lease the office space located at 824 Harris Street, Eureka, California; and
2. Authorize the Board Chair to execute the attached Fifth Amendment.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 1001 -Support and sustain partnerships between public safety and partner agencies to enhance public safety in our communities

DISCUSSION:

On June 28, 2005, the DHHS - Behavioral Health Administration entered into a lease with Rachel-Jill Hemmert (Lessor) at 824 Harris Street, Suite B, Eureka. On June 24, 2008, a First Amendment was approved to extend the term to June 30, 2010. On May 21, 2013, a Second Amendment was approved to extend the term with three one-year options to June 30, 2018. On May 15, 2018, a Third Amendment was approved to extend the term with two five-year options to June 30, 2023. On Sept. 17, 2019, to extend the lease term and clarify responsibilities related to the premises. And on May 2, 2023 your Board approved the first option to extend the lease for an additional five year period to June 30, 2028.

The original Lessor, Rachel-Jill Hemmert, has since passed away, and ownership of the property has transferred to the Di Hemmert Trust of Hope. The proposed Fifth Amendment updates the lease to reflect the new property owner and replaces all references to "Rachel-Jill Hemmert, sole proprietorship" with "Di Hemmert Trust of Hope, Trustee," as shown in the attached amendment documents.

No other terms or conditions of the lease are being changed by this action. All provisions of the lease, including prior amendments, remain in full force and effect. Approval of this Fifth Amendment ensures continuity of County occupancy and maintains leased space necessary for DHHS operations.

SOURCE OF FUNDING:

Behavioral Health Fund (1170)

FINANCIAL IMPACT:

Expenditures (1170424)	FY26-27	FY27-28 Projected*
Budgeted Expenses	<u>\$36,288</u>	<u>\$36,288</u>
Total Expenditures	<u>\$36,288.</u>	<u>\$36,288</u>

**Projected amounts are estimates and are subject to change.*

Funding Sources (1170424)	FY26-27	FY27-28 Projected*
State/Federal Funds	<u>\$36,288</u>	<u>\$36,288</u>
Total Funding Sources	<u>\$36,288</u>	<u>\$36,288</u>

**Projected amounts are estimates and are subject to change.*

Narrative Explanation of Financial Impact:

The monthly rental rate for office space located at 824 Harris Street, Eureka, California is \$3,024 per month. This Fifth Amendment to the lease agreement with will not modify the annual cost \$36,288 per year. The Humboldt County DHHS - Behavioral Health has sufficient funding in fund 1170 to cover the monthly rental costs.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

This Board Agenda Consent Item will not impact staffing.

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may decide not to approve this Fifth Lease Amendment for 824 Harris St.; however, this is not recommended by staff the County's lease status could be jeopardized.

ATTACHMENTS:

Attachment 1 - 5th Lease Amendment for 824 Harris
Attachment 2 - Original Lease 824 Harris
Attachment 3 - 1st Lease Amendment for 824 Harris
Attachment 4 - 2nd Lease Amendment for 824 Harris
Attachment 5 - 3rd Lease Amendment for 824 Harris
Attachment 6 - 4th Lease Amendment for 824 Harris

PREVIOUS ACTION/REFERRAL:

Meeting of: 6/28/05, 6/24/08, 4/6/10, 3/15/11, 3/20/12, 5/21/13, 4/21/15, 4/26/16, 4/18/17, 5/15/18, 9/17/19, 5/2/23
File No.: n/a, 16-8235, 16-5750, 16-4296, 16-2948, 16-1353, 15-382, 16-2410, 17-1760, 18-434, 19-1187, 23-520