



COUNTY OF HUMBOLDT

For the meeting of: 2/28/2023

File #: 23-55

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Fourth Amendment to the Lease Agreement with McKinleyville Community Services District Regarding the Use of the Real Property Located at 1608 Pickett Road, McKinleyville, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Chair of the Board to execute, the attached fourth amendment to the lease agreement with the McKinleyville Community Services District regarding the use of the real property located at 1608 Pickett Road, McKinleyville, California for the period of March 1, 2015 through February 28, 2024; and
2. Direct the Clerk of the Board to return one (1) fully executed original copy of the attached fourth amendment to the lease agreement with the McKinleyville Community Services District to the Department of Public Works - Real Property Division for further processing.

SOURCE OF FUNDING:

General Fund (1100-221)

DISCUSSION:

On Feb. 25, 2015, the County of Humboldt entered into a lease agreement with the McKinleyville Community Services District (MCSD) regarding the use of the real property located at 1608 Pickett Road, McKinleyville, California as a Humboldt County Sheriff substation. The lease agreement with MCSD was subsequently amended on Feb. 7, 2018, Feb. 23, 2021 and Feb. 15, 2022 in order to extend the term thereof and increase the monthly rental rates set forth therein.

The attached fourth amendment to the lease agreement with the McKinleyville Community Services District will extend the term thereof to Feb. 28, 2024 and increase the monthly rental rates set forth therein to \$216.14 per month based on the Consumer Price Index.

Accordingly, staff recommends that the Board approve, and authorize the Chair of the Board to execute, the attached fourth amendment to the lease agreement with the McKinleyville Community

Services District regarding the use of the real property located at 1608 Pickett Road, McKinleyville, California for the period of March 1, 2015 through Feb. 28, 2024.

FINANCIAL IMPACT:

Expenditures (1100-221)	FY22-23 Adopted	FY23-24 Projected	FY24-25 Projected
Budgeted Expenses	\$2,594.00	\$2,672.00	\$2,752.00
Total Expenditures	\$2,594.00	\$2,369.00	\$2,440.00
Funding Sources (1100-221)	FY22-23 Adopted	FY23-24 Projected*	FY24-25 Projected*
General Fund	\$2,594.00	\$2,672.00	\$2,752.00
Total Funding Sources	\$2,594.00	\$2,672.00	\$2,752.00

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

The attached fourth amendment to the lease agreement with the McKinleyville Community Services District increases the monthly rent rate to \$216.14 per month based on the Consumer Price Index. Expenditure appropriations have been included in the approved fiscal year 2022-23 budget for budget unit 1100-221. There is adequate savings in the Services & Supplies category to cover the increase of \$294 in the annual rental rate.

STAFFING IMPACT:

The attached fourth amendment to the lease agreement with the McKinleyville Community Services District will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the attached fourth amendment to the lease agreement with the McKinleyville Community Services District regarding the use of the real property located at 1608 Pickett Road, McKinleyville, California. However, this alternative is not recommended as it would cause the lease agreement with the McKinleyville Community Services District to go into a month-to-month holdover tenancy after Feb. 28, 2023.

ATTACHMENTS:

1. Fourth Amendment to the Lease Agreement with McKinleyville Community Services District Regarding the Use of the Real Property Located at 1608 Pickett Road, McKinleyville, California

File #: 23-55

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-13, C-28, C-13, C-16

Meeting of: 2/10/15, 2/06/18, 2/23/21, 2/15/22

File No.: 21-1, 21-810