



**GENERAL SERVICES AGENCY  
PROPERTY MANAGEMENT  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One  
PETE VANDER POEL  
District Two  
AMY SHUKLIAN  
District Three  
J. STEVEN WORTHLEY  
District Four  
MIKE ENNIS  
District Five

**AGENDA DATE:** April 24, 2018

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 624-7223

**SUBJECT:** Lease Agreement for 240 E. Honolulu St., Lindsay, CA

**REQUEST(S):**

That the Board of Supervisors:

1. Approve a Lease Agreement for space located at 240 E. Honolulu St., Lindsay, CA with Lloyd Turner, retroactive to August 11, 2017. This lease agreement is retroactive due to the time needed to complete lease negotiations.
2. Find that the Board had the authority to enter into the proposed agreement as of August 11, 2017, and that it was in the County's best interest to enter into the agreement on that date.
3. Authorize the Chairman to sign the Lease Agreement.

**SUMMARY:**

The County has leased office space at 240 E. Honolulu Ave. in the City of Lindsay, CA since April 1, 2000 under Tulare County Agreement No. 16893 from Lloyd Turner. This space is occupied by staff from the Agricultural Commissioner's office. The Agreement called for the lease of 700 square feet of office space with monthly rent at \$300 (\$0.49 per sq. ft.). The lease was amended on May 7, 1996, April 30, 2002, May 10, 2002, June 17, 2008 and August 9, 2011 each respectively extending the term of the lease, and increasing the rental rate. On July 28, 2014 the County exercised a three (3) year option to renew, extending the lease term through August 10, 2017. The lease is currently in a month-to-month status. A vicinity map of the location is included as Exhibit 1 to this Agenda Item.

The Parties have agreed to enter into a new lease agreement for a three (3) year term, retroactive to August 11, 2017 including (2), three (3) year options to renew.

**SUBJECT:** Lease Agreement for 240 E. Honolulu St., Lindsay, CA

**DATE:** April 24, 2018

In exchange for the Lessor replacing the flooring (the "Work"), the County has agreed to a \$100 per month increase in the rental rate. The current monthly rental amount is \$652.38 (\$0.93 per sq. ft.) and will increase to \$752.38 (\$1.07 per sq. ft.) upon completion of the Work. Board approval of this lease agreement will terminate Tulare County Agreement No. 16893 and all other Amendments to Agreement No. 16893.

This agreement has been approved as to form by County Counsel. The following terms deviate substantively from the standard County boilerplate:

1. The County will not be added as an additional insured to the Lessor's General Liability and Property Insurance policies.
2. The County has waived the requirement for Auto Liability and Workers Compensation policies.
3. Both parties have agreed to waive the indemnity clause.

**FISCAL IMPACT/FINANCING:**

Lease costs will be \$652.38 per month, \$0.93 per sq. ft. (\$7,828.56 annually), and will increase to \$752.38 per month, \$1.07 per sq. ft. (\$9,028.56 annually) upon completion of the Work. The County will be responsible for all utilities, custodial, and telephone costs to the space. The Lessor will provide all building maintenance and grounds services to the site.

Lease costs are budgeted in the Agricultural Commissioner's Budget Account Line 001-015-2151-7062.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's Strategic Business Plan includes the Economic Well Being initiative to promote and protect the County's agricultural based economy. Board approval of the Lease Agreement will provide continued service to those in the Tulare County agricultural industry in the Lindsay area.

**ADMINISTRATIVE SIGN-OFF:**

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Robert Newby  
Property Manager

cc: Auditor-Controller  
County Counsel  
County Administrative Office (2)

Attachment(s) Lease Agreement  
Exhibit 1

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF )  
LEASE AGREEMENT FOR ) Resolution No. \_\_\_\_\_  
240 E. HONOLULU ST. LINDSAY, CA ) Agreement No. \_\_\_\_\_  
)

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE  
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD \_\_\_\_\_  
\_\_\_\_\_, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

1. Approved a Lease Agreement for space located at 240 E. Honolulu St., Lindsay, CA with Lloyd Turner retroactive to August 11, 2017. This lease agreement is retroactive due to the time needed to complete lease negotiations.
2. Found that the Board had the authority to enter into the proposed agreement as of August 11, 2017, and that it was in the County's best interest to enter into the agreement on that date.
3. Authorized the Chairman to sign the Lease Agreement.

# Exhibit 1

## Vicinity Map 240 E. Honolulu St., Lindsay, CA

