



**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
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: March 19, 2019

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: 205-1124				

SUBJECT: First Amendment to Lease Agreement No. 25189

REQUEST(S):

That the Board of Supervisors:

1. Approve a First Amendment to Lease Agreement No 25189 for 1819 N. Dinuba Blvd., Visalia with Fairway Properties, a California Limited Liability Company, to extend the lease term through March 31, 2022 and include two, three-year options to renew.
2. Authorize the Chairman to sign the First Amendment to Lease.

SUMMARY:

The County entered into Lease Agreement No 25189 on September 13, 2011 with the Joe & Cora Gong Family Limited Partnership, a California Limited Partnership, and Tommy Quock Gong and Sarah Joy Lau-Gong, Trustees of the Gong Family Trust dated October 23, 1998 (Lessor) for the lease of 7,971 square feet of office space located at 1819 N. Dinuba Blvd. in Visalia. The space is currently occupied by the Visalia Women, Infant and Children (WIC) program, designed to help pregnant women, new mothers, and young children eat well and stay healthy. This lease was for a term of seven (7) years to commence on the first day of the full month of the County's Date of Possession, upon delivery of a Certificate of Occupancy or Final Inspection Card. The Certificate of Occupancy was provided on March 23, 2012. The seven (7) year term commenced April 1, 2012, and will terminate on March 31, 2019.

The County and Lessor now desire to extend the lease term by three (3) years through March 31, 2022, and provide the County two (2), three (3) year options to

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renew the lease. All other terms of the agreement are to remain in full force and effect.

FISCAL IMPACT/FINANCING:

Lease costs are \$13,464.96 (\$161,579.52 annually / \$1.69 per sq.ft.). The County is to remain responsible for custodial services and all interior utility services, including but not limited to: gas, electricity, telephone, water, trash, and all related connection fees. Lessor to remain responsible for all maintenance to the Premises, utilities and services furnished to all parking areas.

Budget Account Line: 001-142-6028-7062

Funding sources will be through State and Federal allocations. There is no Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Quality of Life Initiative to promote public health and welfare. Board approval of the Lease Agreement will help fulfill this initiative by ensuring supportive services for Health and Human Services clients located in Tulare County.

ADMINISTRATIVE SIGN-OFF:



Robert Newby
Property Manager

cc: County Administrative Office

Attachment(s):

- A - First Amendment to Lease Agreement No 25189
- B – Exhibit A – Vicinity Map

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

IN THE MATTER OF FIRST AMENDMENT)
TO LEASE AGREEMENT NO. 25189) Resolution No. _____
) 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: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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2. Authorized the Chairman to sign the First Amendment to Lease.