



**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: July 30, 2019 - **REVISED**

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: Agreement for Lease of Real Property located at 1062 S. "K" Street, Tulare

REQUEST(S):
That the Board of Supervisors:

1. Approve a Lease Agreement with Family Health Care Network for space located at 1062 S. "K" Street, Tulare.
2. Authorize the Chairman to sign the Lease Agreement.

SUMMARY:
Family Health Care Network (Lessee) has a need for space for a clinic in Tulare. The County has responded to the request and is willing to lease vacant clinic space at Hillman Health Center located at 1062 S. "K" Street in Tulare. The County will be leasing 16,045 square feet of interior office space and surrounding landscaping area, along with non-exclusive parking rights to Lessee.

The lease term shall commence upon approval of this lease agreement by the Board. Lease payments will commence beginning on the date upon which Lessee takes occupancy of the premises or upon substantial completion of Lessee's improvements, but no later than eight months after execution of the lease by County. The lease term will be for seven years (7), with two (2), five year (5) options to renew the lease upon 180 days written notice. In addition to the base rent, Lessee shall pay the County the pro-rata share of Common Area Maintenance (CAM) charges of approximately thirty-five cents (\$.35) per square foot per month. The CAM charges are subject to annual reconciliation.

Lessee will be responsible for all utilities and services furnished to the premises,

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including gas, electricity, telephone, water and trash collection. Lessee will be responsible for the landscaping maintenance of the leased area to be paid by Lessee and not part of the CAM charges.

FISCAL IMPACT/FINANCING:

Revenue to County for lease of the facility will be \$220,118.64 for the first year (\$18,343.22 per month) with a 2% annual rental escalator. No net County cost to the General Fund.

Revenue Account Line: 001-087-3012-4807

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational performance to continuously improve organization effectiveness. Board Approval of the Lease Agreement will help fulfill this initiative by ensuring continued supportive and collaborative services with outside agencies.

ADMINISTRATIVE SIGN-OFF:



Laura Silva
General Services Manager

cc: County Administrative Office

Attachment(s) Lease Agreement

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

IN THE MATTER OF AGREEMENT FOR)
LEASE OF REAL PROPERTY LOCATED) Resolution No. _____
AT 1062 S. "K" STREET, TULARE) 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

* * * * *

1. Approved a Lease Agreement with Family Health Care Corporation for space located at 1062 S. "K" Street, Tulare.
2. Authorized the Chairman to sign the Lease Agreement.