



**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:** August 13, 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:** Amendment to Lease Agreement 19988 with LTJ Porterville Delaware, LLC

**REQUEST(S):**  
That the Board of Supervisors:

1. Approve an amendment to Lease Agreement with LTJ Porterville Delaware, LLC, a Delaware Limited Liability Company, to extend the term of the agreement for five years commencing January 10, 2026 for space located at 1055-1061 W. Henderson in Porterville.
2. Authorize the Chairman to sign the Agreement.

**SUMMARY:**  
On January 11, 2000, the County entered into a 15-year lease agreement with Ennis Properties for alterations and the lease of space located at 1055-1061 W. Henderson, Porterville, also referred to as the K-Mart building. On October 15, 2002, the lease was amended to modify and update the notice to defaulting parties and lienholders. On November 3, 2016, the parties entered into an agreement extending the lease term for ten years with a ten year option under the same terms and conditions. On November 8, 2016, there was a change in ownership from Ennis Properties to LTJ Porterville Delaware, LLC, a Delaware Limited Liability Company.

The current tenants of the building are Tulare County Health & Human Services Agency (HHS), Workforce Investment Board (WIB), and the Probation Department. The parties now desire to extend the lease for five years commencing on January 10, 2026, which is the current expiration date. In exchange for extending the term of the lease, the Lessor, at the Lessor's cost, will replace all interior and exterior lighting with energy efficient LED lighting upgrades to the entire

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building, and complete all work necessary to address all identified Americans with Disabilities Act (ADA) non-compliant bathrooms per the size of the building, as well as future ADA non-compliant repairs. The plan lists twelve restrooms that will be remodeled, eleven single stall units located throughout the building and one multi-stall unit.

**FISCAL IMPACT/FINANCING:**

The lease cost is \$97,626.55 per month (\$1,171,518.60 annually / \$1.36 sq. ft.) for 71,657 sq. ft. of office space. The next annual 2% rate increase is scheduled for February 1, 2020. The County is responsible for utilities, telephone, and interior custodial. The Lessor will provide all maintenance.

Budget Account Line: 001-142-3322-7062 (HHSA – 79%)  
001-142-3331-7062  
001-142-4020-7062  
001-142-4030-7062  
001-142-4032-7062  
001-142-6028-7062  
001-142-6041-7062  
001-142-6047-7062

001-205-2700-7062 (Probation – 5%)  
015-120-3000-7062 (WIB – 16%)

Funding sources will be through State and Federal allocations. There is no Net County Cost to 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 Amendment to Agreement will help fulfill this initiative by ensuring supportive services for HHSA, Probation and WIB clients located in Tulare County.

**ADMINISTRATIVE SIGN-OFF:**

  
\_\_\_\_\_  
Laura Silva  
General Services Manager

cc: County Administrative Office

Attachment(s) Amendment to Lease Agreement

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

IN THE MATTER OF AMENDMENT TO )  
LEASE AGREEMENT NO. 19988 WITH ) Resolution No. \_\_\_\_\_  
LTJ PORTERVILLE DELAWARE, LLC ) 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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