



**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: November 5, 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: Agreement for Lease of Real Property at 43 N. Lotas St., Porterville

REQUEST(S):

That the Board of Supervisors:

1. Approve an Agreement with TMHSA Housing, Inc. to lease 1,880 square feet of office space located at 43 N. Lotas St., Porterville for an initial term of seven (7) years, with two (2), seven (7) year options to renew, and an annual rental amount of one dollar (\$1).
2. Authorize the Chairman to sign the Agreement.

SUMMARY:

TMHSA Housing, Inc. (TMHSA) is the owner of record of the real property located at 43 N. Lotas St., in the City of Porterville (Premises). The real property and improvements were developed and constructed as Permanent Supportive Housing site for the mentally ill in Tulare County pursuant to Tulare County Agreement Number 28857 between Tulare County, the Housing Authority of Tulare County, and TMHSA using Tulare County Mental Health Services Act Housing Program funds. A vicinity map of the real properties are attached as Exhibits A-1.

Pursuant to the Agreement, the County's Mental Health Department will provide mental health services at the Premises, including intensive case management services to those residents of the County who were formerly homeless and/or mentally ill. Staff and resources will be coordinated to assist those residents with assisting clients in stabilizing their health and maintaining housing.

The proposed Lease Agreement for 43 N. Lotas St., Porterville (Porterville) is for the lease of 1,880 sq ft of office space.

SUBJECT: Agreement for Lease of Real Property at 43 N. Lotas St., Porterville

DATE: November 5, 2019

This Lease Agreement calls for an initial term of seven (7) years with two (2), seven (7) year options to renew and an annual rental amount of one dollar (\$1). TMHSA will be responsible for all maintenance of the Premises. The County will reimburse TMHSA its pro rata share of the water, sewer, and trash services furnished to Premises, 19.76%. The County will also be responsible for custodial, gas, and electrical services for Premises.

The Agreement has been approved as to form by County Counsel. The following deviates substantively from the standard County boilerplate:

1. Waiver of the insurance requirements for Workers Compensation and Automobile Liability coverage.

FISCAL IMPACT/FINANCING:

The Lease costs will be \$1 annually. The County will reimburse TMHSA its pro rata share of the water, sewer, and trash services furnished to Premises, 20.84%. The County will also be responsible for custodial, gas, and electrical services for premises.

There is no Net County Cost to the General Fund. Lease, utility, and service costs will be paid using State and Federal funds out of Budget Account Line 001-142-3426-7062.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Quality of Life initiative to promote and encourage the provision of quality supportive services for individuals in Tulare County. Approval of this Lease Agreement will contribute to that initiative by providing mental health services to the otherwise underserved and unserved individuals in Tulare County.

ADMINISTRATIVE SIGN-OFF:



Laura Silva
General Services Manager

cc: County Administrative Office

Attachment(s)

A - Exhibit A-1

B - Lease Agreement for 43 N. Lotas St., Porterville

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

IN THE MATTER OF AGREEMENT FOR)
LEASE OF REAL PROPERTY AT) Resolution No. _____
43 N. LOTAS ST., PORTERVILLE) 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:

晉 AYES:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved an Agreement with TMHSA Housing, Inc. to lease 1,880 square feet of office space located at 43 N. Lotas St., Porterville for an initial term of seven (7) years, with two (2), seven (7) year options to renew, and an annual rental amount of one dollar (\$1).
2. Authorized the Chairman to sign the Agreement.

Exhibit A-1

Vicinity Map

43 N. Lotas St., Porterville

