



**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:** September 1, 2020 - **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 type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input checked="" type="checkbox"/>	N/A <input 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-Lopez    PHONE: 205-1124

**SUBJECT:** Approve an amendment to Lease Agreement No. 28445 with Community Services & Employment Training, Inc.

**REQUEST(S):**

That the Board of Supervisors:

1. Approve an amendment to Lease Agreement No. 28445 with Community Services Employment Training, Inc. to extend the term of the agreement to June 30, 2021 for property located at 12691 Avenue 408, Cutler, retroactive from July 1, 2020 through June 30, 2021. This lease amendment is retroactive due to the time needed to negotiate the terms of the agreement.
2. Find that the Board had the authority to enter into the proposed agreement as of July 1, 2020, and that it is the County's best interest to enter into the agreement on that date.
3. Authorize the Chair to sign the First Amendment to Lease Agreement.

**SUMMARY:**

On October 8, 2013, the County entered into a lease agreement with Community Services Employment Training, Inc. (CSET) for the leased property located at 12691 Avenue 408, Cutler, more commonly known as the Cutler-Orosi Senior Center. CSET exercised their options to extend the terms through 2014 and 2015, with an amendment to extend the term through 2017.

On January 8, 2018, a new agreement was executed extending the term of the lease through June 30, 2018, retroactive to October 2017, along with providing for additional options to extend. CSET exercised their options to extend the term in 2018 and 2019. This Amendment to lease Agreement extends the term of the lease

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through June 2021 and includes two (2) one (1) year options to renew.

Both the term and renewal periods will remain subject to an active contract for senior services between CSET and the Kings Tulare Area Agency on Aging (K/TAAA). This lease amendment is retroactive due to the time needed to negotiate the terms of the agreement.

**FISCAL IMPACT/FINANCING:**

Lease revenue is \$315 per month (\$3,780 annually). The lessee is responsible for utilities, telephone, and custodial services. The County is responsible for maintenance of the premises.

Revenue will be applied to budget account line: 001-087-3012-4807.

The revenue will be used to offset any associated maintenance costs or property management fees.

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

The County's Strategic Business Plan includes the Quality of Life Initiative to promote health and welfare of the public. Board approval of this matter will help fulfill this initiative by ensuring the senior citizen population in Cutler-Orosi and surrounding area is provided continued services and activities that support their independence and encourage involvement in the center and their community.

**ADMINISTRATIVE SIGN-OFF:**



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Daniel Richardson  
General Services Agency Director

cc: County Administrative Office

Attachment(s) First Amendment to Lease Agreement

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

IN THE MATTER OF APPROVE AN )  
AMENDMENT TO LEASE AGREEMENT NO. ) Resolution No. \_\_\_\_\_  
28445 WITH COMMUNITY SERVICES & ) Agreement No. \_\_\_\_\_  
EMPLOYMENT TRAINING, INC. )

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. Found that the Board had the authority to enter into the proposed agreement as of July 1, 2020, and that it is the County's best interest to enter into the agreement on that date.
3. Authorized the Chair to sign the First Amendment to Lease Agreement.