



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

**COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: July 13, 2010

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>						
CONTACT PERSON: Bertha A. Cervantes PHONE: 624-7241						

SUBJECT: Amendment to Lease Agreement No. 20044 with Ennis Commercial Properties, LLC

REQUEST(S):

That the Board of Supervisors:

1. Approve Amendment to Lease Agreement No. 20044 with Ennis Commercial Properties, LLC, for space located at 259 N. Main in Porterville.
2. Authorize the Chairman to sign the Amendment to Lease Agreement.

SUMMARY:

On March 7, 2000 the City of Porterville entered into a lease agreement (Master Lease) with the Ennis Properties to construct office space at 259 N. Main Street in Porterville. In March 2000 Tulare County entered into a lease agreement with the City of Porterville to sublease this space to provide office space to the Department of Child Support Services. In June 2003 the City of Porterville assigned their leasehold interest to the County. The County and Ennis Commercial Properties now desire to amend the lease in order to extend the lease an additional five years and adjust the annual rental adjustment rate during the term being exercised. The annual adjustment rate will be reduced to the subsequent listed rate during the option period exercised. The rate for the following listed years are: 2010-2011: Half (½) percent annual adjustment; 2011-2012: One (1) percent annual adjustment; 2012-2013: One and a half (1½) percent annual adjustment; 2013-2014: Two (2) percent annual adjustment; 2014-2015: Two and a half (2½) percent annual

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adjustment. The annual adjustment will revert back to 3% annually thereafter, rounded up to the nearest dollar, on every anniversary date following the first full year of the term, including any holdover period.

FISCAL IMPACT/FINANCING:

There is a lease cost saving of approximately \$13,749 over the life of the additional five year term requested. The annual adjustment rate decrease for the subsequent years listed are from the current 3% to the following: 2010-2011: Half (½) percent annual adjustment; 2011-2012: One (1) percent annual adjustment; 2012-2013: One and a half (1½) percent annual adjustment; 2013-2014: Two (2) percent annual adjustment; 2014-2015: Two and a half (2½) percent annual adjustment. The annual adjustment will revert back to 3% annually thereafter. There is no net County cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's strategic plan includes the Quality of Life Initiative to provide public health and welfare educational opportunities, natural resource management, and continued improvement of environmental quality. The office space provided under this Agreement aids DCSS in improving the Quality of Live for the residents of Tulare County by ensuring quality Child Support Services that promotes the welfare and rights of program recipients.

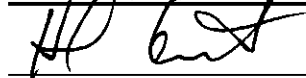
ALTERNATIVES:

The Board could choose not to approve this agreement and seek other space. This alternative is not recommended as County has been at this facility since 2000 and the Lessor is providing the County a discount on the annual adjustments for the next term.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

The Department of Child Support Services approved the terms.
County Counsel has reviewed and approved the Amendment to Agreement as to form.

ADMINISTRATIVE SIGN-OFF:



Hal Cypert
General Services Manager

cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s) Amendment to Agreement

**BEFORE THE GOVERNING BOARD OF THE
TULARE COUNTY IN-HOME SUPPORTIVE
SERVICES PUBLIC AUTHORITY**

IN THE MATTER OF AMENDMENT TO)
LEASE AGREEMENT NO. 20044 WITH) RESOLUTION NO. _____
ENNIS COMMERCIAL PROPERTIES, 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: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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1. Approved Amendment to Lease Agreement No. 20044 with Ennis Commercial Properties, LLC, for space located at 259 N. Main in Porterville.
2. Authorized the Chairman to sign the Amendment to Lease Agreement.