



# General Services Agency

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

LARRY MICARI  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

EDDIE VALERO  
District Four

DENNIS TOWNSEND  
District Five

**AGENDA DATE:** July 9, 2024 - **REVISED**

|                                    |     |
|------------------------------------|-----|
| Public Hearing Required            | N/A |
| Scheduled Public Hearing w/Clerk   | N/A |
| Published Notice Required          | N/A |
| Advertised Published Notice        | N/A |
| Meet & Confer Required             | N/A |
| Budget Transfer (Aud 308) attached | N/A |
| Personnel Resolution attached      | N/A |
| Agreement(s) attached              | Yes |

CONTACT PERSON: Maria Benavides-Lopez PHONE: 559-205-1124

**SUBJECT:** Amendment to Agreement No. 23812 with Fairway Properties, LLC

**REQUEST(S):**

That the Board of Supervisors:

1. Approve an amendment to Lease Agreement No. 23812 with Fairway Properties, LLC for property located at 1845 N. Dinuba Blvd., Visalia, to include payments for tenant improvements to the Premises, for a total of \$28,479, effective July 9, 2024.
2. Authorize the Chair of the Board to sign the amendment.

**SUMMARY:**

The County entered into Lease Agreement No. 23812 on November 17, 2008, for the construction and lease of office space for the Health and Human Services Agency (HHS) located at 1845 N. Dinuba Blvd., Visalia, commonly known as the Visalia District Office (VDO). The initial term of the lease was seven (7) years, effective upon County's possession of the site, dated June 26, 2009. A vicinity map of the property is attached as Exhibit 1 to this Agenda Item.

On June 14, 2016, the Board approved the first amendment to the Agreement, exercising the first option to renew, and extending the term of the lease for five (5) years through June 25, 2021.

On June 26, 2021, the Board approved a lease amendment to extend the term of the lease for five (5) years with two (2) five (5) year options to renew.

The proposed lease amendment updates the rental amount and allows for improvements to the lobby of the Premises, including reconfiguring the desks in the lobby and adding glass partitions to enhance staff safety. There are no changes in the term of the agreement.

**SUBJECT:** Amendment to Agreement No. 23812 with Fairway Properties, LLC  
**DATE:** July 9, 2024

**FISCAL IMPACT/FINANCING:**

Effective July 9, 2024, the proposed rental rate will be \$56,918.30 per month, or \$683,019.60 annually which includes \$28,479 for tenant improvements.

This rate will decrease to \$55,635.93 per month, or \$667,631.16 annually, effective July 1, 2025, upon completion of repayments for tenant improvements. The County will pay for all utilities and services furnished to the Premises, with the exception of utilities and services for the parking areas. All building maintenance fees and parking areas are the Lessor's responsibility. Funding sources will be through the Health and Human Services Agency's (HHSA) State and Federal allocations.

|                       |                   |        |
|-----------------------|-------------------|--------|
| Budget Account Lines: | 001-142-4030-7062 | 80.00% |
|                       | 001-142-4032-7062 | 20.00% |

There is no Net County Cost to the 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 lease agreement will help fulfill this initiative by ensuring supportive services for the HHSA clients located in Tulare County.

**ADMINISTRATIVE SIGN-OFF:**

**/s/Brooke Sisk**

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Brooke Sisk  
General Services Agency Director

Cc: County Administrative Office

Attachments:  
Exhibit 1 – Vicinity Map  
Third Amendment to Lease Agreement No. 23812