



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: August 27, 2024

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 Lease Agreement No. 28064

REQUEST(S):

That the Board of Supervisors:

1. Approve an amendment to lease Agreement No. 28064 with Hyde Children Family Partnership II, a California Limited Liability Company, David G. Hyde, Trustee of The David G. Hyde Trust (dated November 6, 2009), Shelley Hyde Mann, and Ashleigh Doutis, as Lessor, and County as Lessee, to extend the term of the lease by three (3) years, for property located at 3348 W. Mineral King Ave, Visalia, retroactive from June 1, 2024, through May 31, 2027. This agreement is retroactive due to the time necessary to negotiate the terms of the agreement.
2. Find that the Board had the authority to enter into the proposed agreement as of June 1, 2024, and that it is in the County's best interest to enter into the agreement on that date.
3. Authorize the Chair of the Board to sign the amendment.

SUMMARY:

On May 16, 2017, the County entered into Lease Agreement No. 28064 (Agreement) with Hyde Children Family Partnership II, a California Limited Partnership; David G. Hyde, as Trustee of The David G. Hyde Trust (Dated November 6, 2009); and Shelley Hyde, as Lessor, for the lease of property located at 3348 W. Mineral King Ave, in the City of Visalia, County of Tulare. The 1,214 sq ft office space is currently occupied by the Health and Human Services Agency (HHSA) Veterans Services. A vicinity map of the office is attached as Exhibit 1 to this Agenda Item.

The Agreement called for a lease term of seven (7) years, effective June 1, 2017, through May 31, 2024, with one (1), three (3) year option to renew upon the same terms and conditions by providing ninety (90) days written notice, and a monthly rental amount of \$1,830.32 (\$1.51 per sq ft) with a 2% annual increase.

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On February 13, 2020, and March 2, 2020, an undivided 1% interest in the real property was transferred from David G. Hyde, Trustee of The Ashleigh Mann Trust and The Lauren Mann Trust (dated December 30, 1986, and December 19, 1991) to Ashleigh Doutis.

The agreement entered holdover status on June 1, 2024. The Parties desire to extend the term of the lease by three (3) years, effective June 1, 2024, through May 31, 2027, under the same terms and conditions.

FISCAL IMPACT/FINANCING:

The current lease cost is \$2,102.48 (\$1.73 per sq ft / \$25,229.76 annually) with an annual 2% increase. The County will continue to be responsible for all utilities and services furnished to the premises, including gas, electricity, telephone, and interior janitorial. The Lessor will continue to be responsible for water, trash, maintenance of all common areas, and maintenance to the exterior and interior of the premises.

Budget Account Line: 001-142-4020-7063

Funding sources will be through HHSA's State and Federal allocations. 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 amendment will help fulfill this initiative by providing continued services for HHSA veteran clients located in Tulare County

ADMINISTRATIVE SIGN-OFF:

/s/KyleTaylor

Kyle Taylor
General Services Agency Deputy Director

Cc: County Administrative Office

Attachments:

Exhibit 1 – Vicinity Map

First Amendment to Lease Agreement No. 28064