



Mendocino County

Legislation Details (With Text)

File #: 17-0683 **Version:** 1 **Name:**
Type: Agreement **Status:** Approved
File created: 7/24/2017 **In control:** Executive Office
On agenda: 8/1/2017 **Final action:**
Title: Approval of a Ten (10) Year Lease Agreement between County of Mendocino and Ukiah Imperial LLC with a Total Value of Approximately \$1,764,000 for 9,349 Square Feet of a Building Located at 2550 N. State Street (Ukiah) to Serve as the New Location of the Mendocino County One-Stop Job Center (Sponsors: Executive Office and Health and Human Services Agency)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agreement 17-072, 2. Letter of Support for 2550 N State St, 3. Final Version - Lease

Date	Ver.	Action By	Action	Result
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To: Board of Supervisors

From: Executive Office and Health and Human Services Agency

Meeting Date: August 1, 2017

Department Contact: Steve Dunncliff

Phone: 707-463-4441

Department Contact: Anne Molgaard

Phone: 707-463-7885

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Approval of a Ten (10) Year Lease Agreement between County of Mendocino and Ukiah Imperial LLC with a Total Value of Approximately \$1,764,000 for 9,349 Square Feet of a Building Located at 2550 N. State Street (Ukiah) to Serve as the New Location of the Mendocino County One-Stop Job Center (Sponsors: Executive Office and Health and Human Services Agency)

Recommended Action/Motion:

Approve the ten (10) year lease agreement between the County of Mendocino and Ukiah Imperial LLC with a total value of approximately \$1,764,000 for 9,349 square feet of a building located at 2550 N. State Street (Ukiah) to serve as the new location of the Mendocino County One-Stop Job Center.

Previous Board/Board Committee Actions:

The Board of Supervisors approved a lease Agreement to house the Mendocino County One-Stop Job Center at 631 S. Orchard Avenue (Ukiah) in 1996. That agreement was amended and extended for five year terms until 2011, at which point the lease was allowed to become month-to-month.

Summary of Request:

The building that has housed the County's One-Stop Job Center since 1996 was sold this year, and the County must vacate the site so the new owner can move in. A suitable replacement has been identified: Suite B within 2550 N. State Street (previously known as the "BLM Building"). Ukiah Imperial LLC is the landlord; they are willing to improve the location to suit the needs of the One Stop Center partners. The new location will better fit the current needs of this program, it is more energy efficient, and it addresses historic concerns with the old site related to facility condition, security and parking. The actual cost to the County of this new lease is expected to be reduced from the cost of the old lease for several reasons. The new space is smaller and more efficiently laid out. The new space has solar panels, newer HVAC units and LED lighting, all of which are expected to reduce the cost of utilities. Finally, the costs of cleaning and maintaining a newer, smaller space should be reduced. The ten year lease agreement provides an option for two additional five year terms, providing programmatic stability in this location for 20 years if a future Board decides to exercise those options. Additional information may be found within the attached letter from staff.

Alternative Action/Motion:

Do not approve the lease agreement; provide alternative direction to staff.

Supplemental Information Available Online at: N/A

Fiscal Impact:

Source of Funding: Federal, State & Realignment **Budgeted in Current F/Y:** Yes

Current F/Y Cost: \$98,000 **Annual Recurring Cost:** \$168,000

Supervisory District: All

Vote Requirement: Majority

Agreement/Resolution/Ordinance Approved by County Counsel: Choose an item.

CEO Liaison: Jill Martin, Deputy CEO

CEO Review: Yes

CEO Comments:



FOR COB USE ONLY

Executed By: Nicole French

Final Status: Approved

Date: **AUGUST 2, 2017**

Executed Item Number: Agreement 17-072

Note to Department: 3 original copies to dept (h/d), 1 original to Auditor (i/i)