



NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Martha Burdick for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst, 259-8603
SUBJECT: Amendment No. 1 to Lease Agreement No. 4883 for Warehouse Space

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 1 to Lease Agreement No. 4883 with Mosher Properties extending the term through June 30, 2007 for leased warehouse space in Napa for storage of County equipment.

EXECUTIVE SUMMARY

A large, covered, secure and easily accessible space is required for the protection and storage of certain County equipment. It is presently advantageous to store this equipment at a location near the Greenwood Fire Station and Sheriff. Current County facilities are inadequate. The County has been leasing warehouse storage space for this equipment since December of 2002. The lease agreement is expiring in June 2005 and the County wishes to extend the lease for an additional two years. The lessor has agreed to maintain the lease at the current level for Fiscal Year 2006 with no rate adjustment for the annual Consumer Price Index as provided for in the lease.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Health & Human Services Emergency Services County Fire Department
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A large, covered, secure and easily accessible space is required for the storage of certain County equipment for which current County facilities are

inadequate.

Is the general fund affected? Yes

Future fiscal impact: For Fiscal Year 2006 the Office of Emergency Services (OES), County Fire and Health and Human Services (HHS) will contribute to the monthly lease payment of \$3,863 as follows:
OES - 50%, Fire - 25% and HHS - 25%.

Consequences if not approved: The lease will expire.

Additional Information: Staff is exploring the feasibility of utilizing the California Boulevard property for future storage needs.

ENVIRONMENTAL IMPACT

There is no Environmental Impact for this item.

BACKGROUND AND DISCUSSION

A large, covered, secure and easily accessible space is required for the storage of certain County equipment and current County facilities are inadequate for that purpose. The original agreement entered into in December 2002 will expire in June of this year and the County wishes to amend this agreement extending the term for an additional two years. The lessor has agreed to maintain the lease at the current level for Fiscal Year 2006 with no rate adjustment for the annual Consumer Price Index as provided for in the lease. In addition, the lease provides for the right to cancel this Agreement annually at the time of adoption of the Final Budget should there be insufficient funding to contribute toward lease payments. As discussed under Fiscal Impact, HHS, County Fire and the Office of Emergency Services each contribute a percentage of the monthly lease payment.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Michael Stoltz