



MARIPOSA COUNTY

Human Services • (209) 966-2000



RESOLUTION - ACTION REQUESTED 2016-663

MEETING: December 20, 2016

TO: The Board of Supervisors

FROM: Chevon Kothari, Human Services Director

RE: Amendment to the Mother Lode Job Training Sub-Lease Agreement

RECOMMENDATION AND JUSTIFICATION:

Approve an amendment reducing the lease office space and amount in the sub-lease agreement between Mariposa County Human Services (Lessee) and Mother Lode Job Training (Sub-Lessee) for office space at the Mariposa County Human Services Center located at 5362 Lemee Lane, Mariposa CA; and authorize the Board of Supervisors Chair to sign the amendment.

In accordance with Article 7 of the lease agreement; Assignment and Subletting by Tenant, Mariposa County Human Services (Lessee) has an existing agreement with the landlord to sub-let approximately 1,510 square feet of office space in the Mariposa County Human Services Center (Lessee) to Mother Lode Job Training (Sub-lessee). In consultation with Mother Lode Job Training staff it was determined that Mother Lode Job Training is leasing office space that they are not fully utilizing. Reducing the amount of office space will help both organizations, by reducing costs to Mother Lode Job Training and enabling Human Services to use this office space to meet the growing demand for services. Mother Lode Job Training is in concurrence with the requested Amendment to the Lease Agreement.

This amendment authorizes the Lessee to assume occupancy of 403 square feet of the previously agreed upon 1,510 square feet of office space, reducing the total amount of sub-let office space to 1,107 square feet. Beginning December 1, 2016, this Amendment will reduce the rent \$7,254 per year, from \$27,180 per year to \$19,926 per year, for the remaining three years of the Sub-lease Agreement.

The reduction in revenue to Human Services will have no impact on the operation of services as there is sufficient revenue from other sources to offset this change in the lease. Any necessary budget adjustments will be done with Mid-Year.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On November 17, 2009, the Board approved by Res. No. 09-563, a lease agreement by and between the County of Mariposa (Tenant) and DesCor, Inc. (Landlord) for office space at 5362 Lemee Lane, Mariposa, CA 95338; the property known as Mariposa County Human Services Center.

On June 7, 2011, the Board approved a five-year sub-lease agreement with Mother

Lode Job Training for FY 2011-2016 by Res. 11-249.

On September 20, 2016, the Board approved a three-year sub-lease agreement with Mother Lode Job Training for FY 2017-2019 by Res. 2016-489.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve the Amendment reducing the lease office space. Mother Lode Job Training will continue to lease office space that they are not fully utilizing and Mariposa County Human Services will not have access to this office space for staff to fulfill agency objectives for the County.

FINANCIAL IMPACT:

This sub-lease represents revenue to the department and will not impact the County General Fund, as this reduction will be offset by revenue from other sources.

ATTACHMENTS:

Exhibit A_Amendment (DOC)

Exhibit B_Tenant Occupancy Plan_Revised (PDF)

2016_Sub Lease Amendment_MLJT v2 (DOC)

Mariposa-MLJT Lease 2016-2019 (PDF)

CAO RECOMMENDATION

Requested Action Recommended


Mary Hodson, CAO

12/15/2016

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Rosemarie Smallcombe, District I Supervisor

AYES: Smallcombe, Jones, Long, Cann, Carrier