

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

175



**FROM:** Economic Development Agency /Facilities Management

**SUBMITTAL DATE:**  
June 16, 2011

**SUBJECT:** Lease at 44-199 Monroe Street, Indio, CA / State of California Employment Development Department

**RECOMMENDED MOTION:** That the Board of Supervisors ratify the attached Lease and authorize the Chairman of the Board to execute the same on behalf of the county.

**BACKGROUND:**

The County and the State of California Employment Development Department (EDD) desire to enter into a lease agreement for office space at the Monroe Park Building located at 44-199 Monroe Street, Indio, California. The County acquired the property in July 2007.

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Revenue Lease: Rent to EDA from EDD	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
 BY: *Synthia M. Gunzel*  
 DATE: 6-11-11  
 CONCURRENT CONCURRENCE  
 Dep't Recomm.:  Consent  
 Per Exec. Ofc.:  Consent  
 Policy  
 Policy

Prev. Agn. Ref.: N/A

District: 4

Agenda Number: **3.57**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**BACKGROUND:** (Continued)

Since October 1, 2001, EDD and the Economic Development Agency's Workforce Development Division have partnered in joint occupancy and operation of the Workforce Development Center at this location. Approximately 7,491 square feet of office space in this facility will be leased to EDD for continuation of the partnership. The facility continues to meet the needs and requirements of EDD. A lease agreement has been negotiated by the Real Estate Division reflecting a three and one-half percent (3.5%) annual increase in the rent.

Premises Location: 44-199 Monroe Street, Indio, California  
Term: October 1, 2008 to September 20, 2015  
Size: 7,491 square feet  
Rent: \$17,444.67 per month base rent (\$2.33 psf)  
\$ 1,648.02 monthly (operating costs)  
\$ 235.20 monthly (furniture use)  
\$19,327.89 Total

Rental Adjustment: 3.5% annually to base rent

Utilities: County

Maintenance: County

Custodial: County

Improvements: N/A

RCIT Costs: N/A

Market Data:	81-735 Highway 111, Indio	\$2.25
	44-100 Jefferson Street, Indio	\$2.00
	SWC Monroe St. & Hwy 111, Indio	\$3.00

The attached Lease has been reviewed and approved by County Counsel as to legal form.

Attachment:

Lease Agreement