

**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
Assistant County Executive Officer/EDA

FINANCIAL DATA	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

SOURCE OF FUNDS: 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

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: June 28, 2011
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: N/A

District: 4

Agenda Number: **3.57**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY:
CYNTHIA M. GUNZEL
DATE: 6-11-11
Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

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