



## CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

<b>Short Name/Subject</b> Calaveras County Arts Council Lease	<b>Board Meeting Date</b> October 9, 2018	<b>Agenda Number</b> 11
<b>Dept:</b> Administrative Office <b>Contact:</b> Bonnie Rich <b>Phone:</b> 209/754-6025	<b>Supervisory District Number</b> Countywide	Consent Agenda
<b>Published Notice Required?</b> Yes <b>Public Hearing Required?</b> No		<b>Estimated Time:</b> 0 Minutes
<b>Type of Document?</b> Action Item <b>PowerPoint Presentation Included?</b> No <b>Budget Transfer Included (Must be signed by Auditor)?</b> No <b>Complete Agreement Required?</b> No <b>Position Allocation Change?</b> No		

### **RECOMMENDATION:**

Make required finding of public benefit and approve a lease between Calaveras County (lessor) and Calaveras County Arts Council (lessee) for office space located at 22 Main Street, San Andreas, CA, for a term of four (4) years commencing on June 1, 2018 through May 31, 2022 in the amount of \$100 per month (\$1,200/Annually).

### **DISCUSSION/SUMMARY:**

The Calaveras County Arts Council has been leasing space in the Old Courthouse Complex from the County since 1992. The current space is County owned property located at 22 Main Street and is approximately 1,207 square feet. Historically and included in this lease is the provision that the County also pays the utilities, including gas, water, electricity, sewer, and solid waste for the Arts Council in this location but the Arts Council pays for telephone and internet.

The historic annual rent has been \$100 per month. The proposed lease includes an annual rent of \$1,200. The market lease rate for this building is estimated at \$600 a month, or \$7,200 a year. County Code section 3.40.050, which parallels the Government Code, states *The board of supervisors may exclude a lease from the bidding procedure if it is not renewable and if its term of years and monthly rent do not exceed the maximum duration and dollar limits authorized for exclusion under Government Code Section 25537(b).* In the absence of these restrictions, the lease would need to be let for a formal competitive bid.

To approve a subsidized rental, the Board of Supervisors must make a finding of public benefit. The Board of Supervisors hereby finds that a below market leases rate of approximately \$6,000 per year plus the cost of utilities serves a public purpose by encouraging widespread public participation in and the appreciation of the Arts and creative endeavors by administering comprehensive grant programs and special projects, collecting and disseminating information and assisting organizations and individuals.

### **FINANCING:**

This is a General Fund subsidy that would be reduced through increased rent.


**ALTERNATIVES:**

The Board could choose to not to approve staff's request; however, this is not recommended as the Arts Council is a vital community partnership with the County in promoting the arts and other creative endeavors for the benefit of the County residents. Additionally, the Board could choose to increase the proposed rental rate. Depending on the amount of said increase, use of the property may or may/not be let via a competitive solicitation process versus continuing at the current rate of \$100 a month or \$1,200 per year.

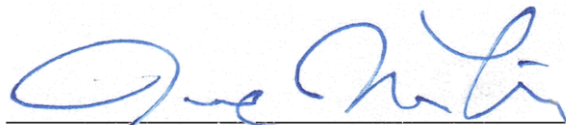
**OTHER AGENCY INVOLVEMENT:**

Calaveras County Arts Council

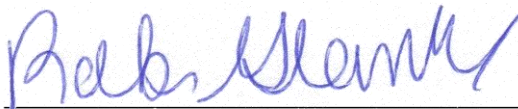
**APPROVED BY:**

  
Bonnie D. Rich, Deputy CAO

9/23/2018

  
Julie Moss-Lewis, Deputy County Counsel

9/24/2018

  
Robin Glanville

9/27/2018

  
Tim Lutz, County Administrative Officer

10/1/2018