



Legislation Details (With Text)

File #: 14-0346 **Version:** 3

Type: Agenda Item **Status:** Approved

File created: 2/26/2014 **In control:** Board of Supervisors

On agenda: 4/28/2015 **Final action:** 4/28/2015

Title: Chief Administrative Office, Facilities Management Division, and Health and Human Services Agency, Mental Health Division, recommending the Board consider the following:
 1) Approve and authorize the Chair to sign Amendment 1 to Lease 298-L1411, which assigns said Lease to Anderio, LLC, effective February 18, 2015, who purchased 1900 Lake Tahoe Boulevard, South Lake Tahoe from William P. Floyd Family Limited Partnership, a California Limited Partnership. There is no change to the original term of September 5, 2014 through September 4, 2024 or to the maximum contractual obligation of \$1,347,388.47; and
 2) Authorize the Chair, or designee, to execute further documents relating to Lease 298-L1411, including amendments which do not increase the maximum dollar amount or term of the Lease and contingent upon approval by County Counsel and Risk Management.

FUNDING: Medi-Cal Clinical Funding, Early and Periodic Screening, Diagnostic and Treatment, Utilization Review Funding, Mental Health Services Act Administration and Clinical Services Allocations, Medi-Cal Administrative Reimbursements and Realignment/Fund Balance Dollars. (State Funding)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - 298-L1411, A1, approved Contract Routing Sheet, 4-28-15, 2. 3B - 298-L1411, Amendment 1, 4-28-15, 3. Executed Amendment I (4-28-15), 4. Executed Amendment II (4-28-15), 5. 2A - Response to Letter of Intent BOS 10-28-14, 6. Staff Update spreadsheet Rcvd 10-28-14 BOS 10-28-14, 7. A - CRS Lease Agmt 298-L1411 3-11-14, 8. B - Lease Agmt 298-L1411 3-11-14, 9. C - Summary Lease Agmt 298-L1411 3-11-14, 10. Executed Agreement 298-L1411 (BOS 3-11-14), 11. Letter of Notificaiotn 1900 Lake Tahoe Blvd

Date	Ver.	Action By	Action	Result
4/28/2015	3	Board of Supervisors	Approved	Pass
10/28/2014	2	Board of Supervisors	Approved	Pass
3/11/2014	1	Board of Supervisors	Approved	Pass

Chief Administrative Office, Facilities Management Division, and Health and Human Services Agency, Mental Health Division, recommending the Board consider the following:

1) Approve and authorize the Chair to sign Amendment 1 to Lease 298-L1411, which assigns said Lease to Anderio, LLC, effective February 18, 2015, who purchased 1900 Lake Tahoe Boulevard, South Lake Tahoe from William P. Floyd Family Limited Partnership, a California Limited Partnership. There is no change to the original term of September 5, 2014 through September 4, 2024 or to the maximum contractual obligation of \$1,347,388.47; and
 2) Authorize the Chair, or designee, to execute further documents relating to Lease 298-L1411, including amendments which do not increase the maximum dollar amount or term of the Lease and contingent upon approval by County Counsel and Risk Management.

FUNDING: Medi-Cal Clinical Funding, Early and Periodic Screening, Diagnostic and Treatment,

Utilization Review Funding, Mental Health Services Act Administration and Clinical Services Allocations, Medi-Cal Administrative Reimbursements and Realignment/Fund Balance Dollars. (State Funding)

DEPARTMENT RECOMMENDATION:

Chief Administrative Office, Facilities Management Division, and Health and Human Services Agency, Mental Health Division (HHSA) recommend approval of Amendment 1 to Lease 298-L1411 (Lease), which will allow HHSA to make required rental payments to Anderio LLC, the new owner of 1900 Lake Tahoe Boulevard, South Lake Tahoe. Without this amendment, the County will be in default of the Lease for nonpayment of rents.

DISCUSSION / BACKGROUND:

On March 11, 2014, the Board approved Lease 298-L1411 with William P. Floyd Family Limited Partnership, a California Limited Partnership, thereby allowing HHSA to consolidate various Mental Health services provided in the South Lake Tahoe area to one location and, in doing so, promote clinical efficiencies and improve client care through the co-location of required services (File ID 14-0346 / Agenda No. 21). Prior to this move, the Mental Health and Alcohol and Drug Program staff were located at multiple locations in South Lake Tahoe, which impeded cohesive treatment and coordinated services to clients in the South Lake Tahoe area.

On October 28, 2014, in accordance with Section 5 of the Lease, the County declined to exercise its right of first refusal to purchase 1900 Lake Tahoe Boulevard, South Lake Tahoe, which allowed the William P. Floyd Family Limited Partnership to enter into negotiations with Anderio, LLC for its purchase of said property (File ID 14-0346 / Agenda No. 14).

ALTERNATIVES:

No suitable alternative sites have been identified at this time.

OTHER DEPARTMENT / AGENCY INVOLVEMENT:

Concurrence of County Counsel, Risk Management, and Facilities Division.

CAO RECOMMENDATION:

It is recommended that the Board approve this item to pay the rent at the 1900 Lake Tahoe Boulevard location in South Lake Tahoe.

FINANCIAL IMPACT:

There is no Net County Cost associated with this Lease. Sufficient appropriations were included in the Fiscal Year (FY) 2014-15 Budget and will be included in future budgets for the term of the Lease.

CLERK OF THE BOARD FOLLOW UP ACTIONS

1. Clerk of the Board to obtain signature of the Chair on three (3) originals of Amendment 1 to Lease 298-L1411.
2. Clerk of the Board to return two (2) signed originals of Amendment 1 to HHSA at 3057 Briw Road.

STRATEGIC PLAN COMPONENT:

Health and Human Services Agency Strategic Plan Project 1.2: Facilities; Objective 4.2.5: Create an efficient process working with other County departments to ensure timely and consistent contracts,

fiscal responsibility, and satisfactory facilities for HHSA programs and staff.

CONTACT

Don Ashton, M.P.A., Director