



# Board Agenda Item 34

---

DATE: June 6, 2026

TO: Board of Supervisors

SUBMITTED BY: Robert W. Bash, Director, Internal Services/Chief Information Officer  
John Zaroni, Sheriff-Coroner-Public Administrator

SUBJECT: First Amendment to Lease Agreement with Fresno-Air LTD

RECOMMENDED ACTION(S):

**Approve and authorize the Chairman to execute a First Amendment to Lease Agreement with Fresno-Air LTD., a California Limited Partnership, for approximately 10,993 square feet of office space and warehouse space at 2590 N. Grove Industrial Drive, Suite 105, occupied by the Sheriff's Office, for additional tenant improvements, extending the term by two years from August 31, 2026 to August 31, 2028, and increasing the maximum payable under the agreement by \$213,415, to a total of \$724,876.**

There is no additional Net County Cost associated with the recommended action, which will allow the Sheriff's Office to continue renting the space provided by Fresno-Air LTD. (Fresno-Air). The Sheriff's office has occupied the office space since 2011. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

Your Board may choose not to approve the recommended amendment, resulting in no new tenant improvements.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The rent will be \$8,156 per month beginning September 1, 2023, and will continue to increase by 2.5% annually each September of every year. No additional cost will be incurred with the additional tenant improvements. Sufficient appropriations and estimated revenues are included in the Sheriff - Coroner - Public Administrator Org 3111 FY 2022-2023 Adopted Budget and will be included in future budget requests.

DISCUSSION:

On August 24, 2021, your Board approved a retroactive Lease Agreement No. 21-331 with Fresno-Air, to allow the Sheriff's Office to continue occupying approximately 10,933 square feet of a combined office and warehouse space, effective July 1, 2021 for a term of five-years and two-months (Lease Agreement). As part of the Lease Agreement, the Sheriff's Office would pay a lump sum payment of \$7,203 to Fresno-Air for tenant improvements. The total amount payable for the five-year and two-month term is \$511,462.

Fresno-Air has offered to perform additional tenant improvements, to include window guards, removal of shrubs and landscaping, and the installation of a fence at the premises, at no additional cost to the Sheriff's Office, and in exchange the lease will be extended by two years.

Approval of the recommended action will extend the Lease Agreement by two years, for a total potential term of seven-years and two-months, commencing July 1, 2021, through August 31, 2028, and allow for tenant improvements at no additional cost. The total amount to be paid under the Agreement will not exceed \$724,876.

REFERENCE MATERIAL:

BAI #34 - August 24, 2021

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - First Amendment to Lease Agreement with Fresno-Air LTD

CAO ANALYST:

Ahla Yang