



Board Agenda Item 33

DATE: July 14, 2026

TO: Board of Supervisors

SUBMITTED BY: Edward Hill, Chief Operating Officer/Interim Director of General Services
John Zaroni, Sheriff-Coroner-Public Administrator
Lisa Smittcamp, District Attorney

SUBJECT: Retroactive License Agreement with Sheriff's Foundation for Public Safety

RECOMMENDED ACTION(S):

1. **Approve and authorize the Chairman to execute a retroactive License Agreement with the Sheriff's Foundation for Public Safety for the use of the firearms shooting range and training facility located at 7633 North Weber Avenue, Fresno, California 93722, for continued use by the Sheriff's Office and District Attorney's Office, effective January 12, 2026, which includes a one-year base term and four optional one-year extensions, total not to exceed \$963,943;**
2. **Authorize the Director of the General Services Department, or their designee, to approve and execute, upon review and approval as to legal form by County Counsel, an Estoppel Certificate, and Subordination and Non-Disturbance Agreement relating to the recommended License Agreement, if requested by Lessor to sign such documents; and**
3. **Authorize the Director of General Services Department, or their designee, to approve and execute (or accept, as applicable), upon review and approval as to legal form by County Counsel, (a) a Memorandum of License, and any notices, instruments, certificates, and documents, relating to the consummation of the recommended License Agreement, and (b) any notices and documents relating to the County's administration of the licensed premises under the recommended License Agreement.**

There is no additional Net County Cost associated with the recommended actions, which allow the Sheriff's Office and District Attorney's Office to continue licensing the shooting range and training facility located at 7633 North Weber Avenue, Fresno, California 93722 (Premises). The recommended License Agreement is necessary for the safe and lawful operation of the shooting range and training facility, ensuring compliance with all applicable Federal, State and local laws, ordinance and regulatory requirements while allowing the Sheriff's Office and District Attorney's Office to conduct essential firearms training and qualifications for personnel, tactical exercises and public safety preparedness. The item pertains to a location in District 2.

ALTERNATIVE ACTION(S):

If your Board does not approve the recommended actions, the Sheriff's Office and District Attorney's Office will not be able to utilize the Premises for training and firearms certification required for certain classifications, such as Deputy Sheriffs, Correctional Officers, and District Attorney Investigators. Currently, there are no viable alternative locations capable of accommodating the more than 800 personnel requiring qualification training and firearms certification. In addition, no alternative facility has the logistical capacity to support the ongoing quarterly training, and qualification demands of the Sheriff's Office and District

Attorney's Office.

RETROACTIVE AGREEMENT:

The recommended License Agreement is retroactive due to delayed contract negotiations.

FISCAL IMPACT:

There is no additional Net County Cost associated with the recommended actions. Rent is \$14,250 per month for the first year and will increase approximately 6% each year. Sufficient appropriations and estimated revenues for the Sheriff's Org 3111 and the District Attorney's Org 2860 are included in the respective FY 2025-26 Adopted Budgets and will be included in future Recommended Budget requests for the duration of the License Agreement. The District Attorney's Office reimburses the Sheriff's Office for its share of the agreement costs. As of June 29, 2026, there are multiple pending invoices totaling \$71,250 that cannot be paid until the recommended License Agreement is executed.

DISCUSSION:

The Sheriff's Office and District Attorney's Office require adequate space to conduct building search exercises, slow-speed and pursuit driving instruction, search and rescue exercises, and training that covers defensive tactics, off-road vehicle operations, K-9, firearms, and other modern law enforcement training activities.

On December 31, 2020, the Director of Internal Services approved License Agreement No. D-21-021 with the Sheriff's Foundation for Public Safety (Foundation) for the Sheriff's Office to utilize the Premises from January 1, 2021, through December 31, 2026, with a maximum compensation of \$318,000.

On April 25, 2023, the Board approved the First Amendment to the License Agreement (A-23-186), which increased the maximum compensation by \$339,600 to a total of \$657,600. Additionally, the monthly rent increased to an amount that exceeded the Internal Services Director's authority, requiring Board approval. The Sheriff's Office identified additional training and facility usage needs, which included an increase in obligation for facility maintenance.

On October 10, 2023, the Board approved the Second Amendment to the License Agreement (A-23-527). Following the expiration and non-renewal of the Foundation's general liability insurance policy for the shooting range, the Amendment removed the Foundation's indemnification obligations for activities occurring on or after October 10, 2023, and shortened the Agreement term from December 31, 2026 to January 10, 2024, allowing the Sheriff's Office to continue using the facilities while the parties negotiated a new agreement.

On January 9, 2024, the Board approved the Third Amendment to the License Agreement (A-24-032) to extend the Agreement through January 10, 2026, and increase the maximum compensation by \$305,808 to \$963,408 in exchange for priority use of both the shooting range and training facilities. Though the Second Amendment to the License Agreement had shortened the term with the intention to execute a new agreement, it was otherwise decided between the parties to extend the term length by 24 months. The increased cost included additional utility expenses and an annual rent increase beginning in 2024.

Approval of the first recommended action will allow the Sheriff's Department and the District Attorney's Office to continue utilizing the Premises for personnel training and safety preparedness. Approval of the second and third recommended actions will authorize the Director of the General Services Department, or their designee, to approve and execute, Estoppel Certificates, Subordination and Non-Disturbance Agreements, approve and execute a Memorandum of License, and any notices, instruments, certificates, and documents, relating to the recommended License Agreement. These types of documents are routine in nature for property and real estate transactions.

This recommended License Agreement deviates from the County's standard agreement term due to the ongoing construction of a new range, the completion date of which is currently unknown. Accordingly, the recommended License Agreement includes an initial one-year term with four optional one-year extensions, providing the County flexibility to transition operations to the new facility once it becomes available.

REFERENCE MATERIAL:

BAI #6, January 9, 2024
BAI #38.1, October 10, 2023
BAI #32, April 25, 2023

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - License Agreement with Sheriff's Foundation

CAO ANALYST:

Amy Ryals