



County of Fresno

Hall of Records, Rm. 301
2281 Tulare Street
Fresno, California
93721-2198

Legislation Details (With Text)

File #: 19-0803 **Name:** Retroactive Consent to Sublease Agreement for Office Space at Manchester Center One-Stop

In control: Social Services

On agenda: 8/6/2019 **Final action:** 8/6/2019

Enactment date: **Enactment #:** Agreement No. 19-392

Title: Approve and authorize the Chairman to execute a retroactive Consent to Sublease Agreement with Omninet Properties Manchester Center, LLC, and Fresno Area Workforce Investment Corporation, effective January 1, 2018

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agenda Item, 2. Agreement A-19-392 with Omninet Properties Manchester Center

Date	Ver.	Action By	Action	Result
8/6/2019	1	Board of Supervisors	Conducted Hearings	Pass

DATE: August 6, 2019

TO: Board of Supervisors

SUBMITTED BY: Delfino E. Neira, Director, Department of Social Services
Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: Retroactive Consent to Sublease Agreement for Office Space at Manchester Center One-Stop

RECOMMENDED ACTION(S):

Approve and authorize the Chairman to execute a retroactive Consent to Sublease Agreement with Omninet Properties Manchester Center, LLC, and Fresno Area Workforce Investment Corporation, effective January 1, 2018.

Approval of the recommended action will allow the Chairman to approve and authorize the execution of a retroactive consent to sublease agreement with Omninet Properties Manchester Center, LLC (Omninet), and Fresno Area Workforce Investment Corporation (FAWIC) for office space located at 3302 N. Blackstone Avenue, Fresno, CA, for use by the Department of Social Services (Department). The lessor, Omninet, has required that the County enter into this consent to sublease agreement in order to enter into a sublease agreement with FAWIC. This item pertains to a location in District 2.

ALTERNATIVE ACTION(S):

There is no viable alternative action. If the Board does not approve the recommended action, the lessor, Omninet, will not allow their tenant, FAWIC, to enter in a sublease agreement with the Department.

RETROACTIVE AGREEMENT:

The recommended Agreement is retroactive to January 1, 2018 because the request was not made to the

Department until February 20, 2018. Additionally, the Department's share of the office's square footage was not provided until July 17, 2018, and the non-standard County model contract language required by Omninet and FAWIC had to be negotiated and approved by all parties. Due to the nature of the requested changes by all parties, these negotiations were not concluded until May 31, 2019.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. Adoption of the recommended action will allow the Department to enter into a sublease agreement with FAWIC.

DISCUSSION:

On February 20, 2018, FAWIC requested that the Department sign a sublease agreement for office space located at the Manchester Center Mall in order to fulfill a contractual obligation to pay a proportionate share of the One-Stop system. The Department entered into negotiations with FAWIC and Omninet, the lessor of the property. Omninet required the consent to sublease agreement be approved and signed separately from the sublease agreement, which is also on the consent agenda for today.

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk -- Agreement

CAO ANALYST:

Ronald Alexander