Board Agenda Item 24

DATE: March 17, 2026

TO: Board of Supervisors

SUBMITTED BY: Raymond T. Hunter, Director, General Services Department
Kirk Haynes, Chief Probation Officer

SUBJECT: Retroactive Lease Agreement with Rosenberg Associates

RECOMMENDED ACTION(S):

1. **Approve and authorize the Chairman to execute a retroactive Lease Agreement with Rosenberg Associates for 23,308 square feet of office space located at 2048 North Fine Avenue, Spaces 102 and 112, Fresno, California 93727, for continued use by the Probation Department, effective March 1, 2026, which includes a base term through June 30, 2026, and the option to continue the Agreement on a month-to-month basis thereafter;**

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 Lease Agreement, if requested by Lessor to sign such documents; and**

3. **Authorize the Director of General Services, or their designee, to approve and execute (or accept, as applicable), (a) upon review and approval as to legal form by County Counsel, a Memorandum of Lease, and any notices, instruments, certificates, and documents, relating to the consummation of the recommended Lease Agreement, and (b) any notices and documents relating to the County's administration of the leased premises under the recommended Lease Agreement.**

There is no additional Net County Cost associated with the recommended actions, which will allow the Probation Department to continue leasing approximately 23,308 square feet of office space located at 2048 North Fine Avenue, Spaces 102 and 112, Fresno, California 93727. The lease is necessary to house staff and provide services while renovations continue at 200 West Pontiac Way. The item pertains to a location in District 3, but services are provided countywide.

ALTERNATIVE ACTION(S):

Your Board may direct staff to find an alternative temporary location for the Probation Department and only authorize a Lease Agreement with Rosenberg Associates for the duration necessary to secure a new temporary location.

RETROACTIVE AGREEMENT:

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

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. Rent is approximately $44,156 per month for the base term and will remain at that rate if the month-to-month option is exercised. Costs associated with the recommended Lease Agreement will be funded with Public Safety Realignment Act of 2011 (Assembly Bill 109) revenue. Sufficient appropriations and estimated revenues are included in the Probation Org 3430 FY 2025-26 Adopted Budget and will be included in subsequent Recommended Budget requests for the duration of the recommended Lease Agreement term.

DISCUSSION:

On October 17, 2017, the Board approved the Lease Agreement No. A-17-539 for the Probation Department to occupy approximately 19,008 square feet of office space at 2048 North Fine Avenue, Space 102, from March 1, 2018, through February 28, 2026, with a total maximum compensation of $3,343,887.

On August 16, 2022, the Director of Internal Services approved Lease Agreement D-22-363 for the Probation Department to occupy approximately 4,300 square feet (for a total of 23,308 square feet) of office space at 2048 North Fine Avenue, Space 112, from October 1, 2022, through February 28, 2026, with a total maximum compensation of $247,500.

On April 8, 2025, your Board authorized the award of a County-funded capital project for facility improvements at 200 West Pontiac Way. Improvements will be completed in phases. Phase 1 will modify existing office areas to address code compliance and to support the needs of the Probation Department, including new flooring, painting and ceilings throughout the building. Lighting and restrooms will be replaced and renovated, and the parking lot will also get resealed and restriped with accessibility upgrades leading to the building. Then, Phase 2 will convert warehouse space to office space and will include plumbing, mechanical, and electrical upgrades. Phase 1 is anticipated to be completed in Spring of 2026 with Phase 2 commencing shortly after.

As a result, Probation must continue leasing space and recommends entering into the recommended Lease Agreement with Rosenberg Associates to remain at 2048 North Fine Avenue until the 200 West Pontiac Way space is ready for occupancy. The recommended Lease Agreement differs from the standard County agreement term-length to align with the facility improvement schedule at 200 West Pontiac Way. The recommended Lease Agreement structure provides a term sufficient to support the planned transition and includes an option to extend in the event construction is delayed.

The recommended Lease Agreement also deviates from the County's standard agreement language in that the Lessor has requested to maintain the insurance requirements noted in Agreement No. A-17-539. The proposed insurance provisions reduce the Commercial General Liability limits from $2,000,000 to $1,000,000 per occurrence and the annual aggregate from $4,000,000 to $2,000,000. Also, the Automobile Liability requirements were removed as Lessor does not have employees utilizing automobiles on the premises. Risk Management reviewed and recommends against this language; however, the Probation Department believes this is an acceptable business risk due to the brief term.

REFERENCE MATERIAL:

BAI #34, April 8, 2025
BAI #56, October 17, 2017

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Lease Agreement with Rosenberg Associates

CAO ANALYST:

Amy Ryals