



Board Agenda Item 35.2

DATE: January 27, 2026

TO: Board of Supervisors

SUBMITTED BY: Raymond T. Hunter, Director, General Services Department
Sally Gomez, County Librarian

SUBJECT: Lease Agreement with Baltara Enterprises, L.P.

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute a Lease Agreement with Baltara Enterprises, L.P. for approximately 30,427 square feet of warehouse and office space located at 2600 Cesar Chavez Boulevard, Suite 118, Fresno, California 93721 to be occupied by the Central Branch Library, effective February 1, 2026, which includes a two-year base term and one optional one-year extension, total not to exceed \$756,137;**
- 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 County is so 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 Net County Cost (NCC) associated with the recommended actions, which will allow the Library to lease approximately 30,427 square feet of warehouse and office space at 2600 Cesar Chavez Boulevard, Suite 118, Fresno, California 93721 (Proposed Location). The recommended Lease Agreement will allow the Central Branch Library to temporarily relocate historical documents and a portion of impacted staff members to the Proposed Location while construction is being completed at the Central Branch Library. This item pertains to locations in District 3.

ALTERNATIVE ACTION(S):

Your Board may direct the Library and General Services Department to pursue other facility options; however, this would result in forgoing a location that meets temporary relocation needs and would cause a delay in the commencement of planned remodeling schedules.

FISCAL IMPACT:

There is no additional NCC associated with the recommended actions. Measure B library sales tax and property tax revenues will fully offset the cost of the recommended Lease Agreement. The rent is \$244,633 for the first year and will increase 3% each additional year. Sufficient appropriations and estimated revenues are included in the Library Org 7530 FY 2025-26 Adopted Budget and will be included in future Recommended Budget requests for the duration of the Agreement term.

DISCUSSION:

On November 28, 2023, the Board approved the Library's submission of a grant application to the California State Library for the Building Forward Library Improvements Grant Program: Round Two.

On January 9, 2024, the Board authorized execution of a grant agreement for the Fresno County Library - Central Library Improvements Project, funded through the California State Library's Building Forward Library Improvements Grant Program: Round Two. The grant term extends through June 30, 2027, and provides 50% of the funding for critical repairs and major improvements to the Central Branch Library located on Mariposa Street in Fresno. Upon completion, these improvements will result in a safer, more energy-efficient facility for public use, special collections, and staff operations.

On April 22, 2025, your Board authorized the final phase of the grant-funded improvements, which are being administered by the Department of Public Works and Planning. At the time, the initial electrical system assessment had been completed; however, it was later identified that this phase of the project will require full closure of the building to staff and the public for up to two years. As such, the recommended Lease Agreement is necessary to store all Central Branch Library items during the construction period.

If the recommended Lease Agreement is approved by your Board, intermittent closure days of the Central Branch Library will begin on February 1, 2026, to support preparation, packing, and relocation activities, with full closure of the Central Branch Library and transfer of operations to various branches or leased locations occurring no later than March 1, 2026.

Library services will continue to be available at other Fresno County branches including branches located near downtown Fresno: West Fresno, Mosqueda and Betty Rodriguez libraries. Special services such as governmental archival requests and assistance with ancestry and genealogy resources will continue to be available on a limited basis either by appointment or on limited days/hours of the week. Other library services will be added as the Library continues planning for this project.

The proposed warehouse and office space is well suited to maintain a portion of business operations, including departmental inbound processing and distribution to branches, and will accommodate staff responsible for fulfilling requests managing special library collection for State, Federal, and local archival documents. The facility also provides controlled temperature and humidity, pest control, and light-managed storage conditions appropriate for archival preservation. The recommended Lease Agreement includes a two-year base term with an optional one-year extension, should construction delays occur.

The recommended Lease Agreement deviates from standard County language in that the Lessor is requesting mutual indemnification and proof of liability insurance. The Human Resources Department - Risk Management Division has reviewed these provisions and stated that it is reasonable for the department to accept the deviations considering the shared use of the location. The Library and General Services Department believe they are acceptable business risks.

REFERENCE MATERIAL:

BAI #34, April 22, 2025

BAI #37, January 9, 2024

BAI #61, November 28, 2023

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Lease Agreement with Baltara Enterprises, L.P.

CAO ANALYST:

Amy Ryals