



Board Agenda Item 35.1

DATE: January 27, 2026

TO: Board of Supervisors

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

SUBJECT: Retroactive Lease Agreement with I.D. Distribution, Inc.

RECOMMENDED ACTION(S):

1. **Approve and authorize the Chairman to execute a retroactive Lease Agreement with I.D. Distribution, Inc. for 20,160 square feet of office space located at 2171 North Fine Avenue, Fresno, California 93727 to continue to be occupied by the Probation Department, effective December 1, 2025, which includes a one-year base term and an optional one-year extension, total not to exceed \$970,704;**
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 additional Net County Cost associated with the recommended action, which will allow the Probation Department to continue its lease for approximately 20,160 square feet of office space located at 2171 North Fine Avenue, Fresno, California 93727. The lease is necessary to house staff and provide services while renovations continue at 200 West Pontiac Way. This 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 I.D. Distribution Inc. for the duration necessary to secure a new temporary location.

RETROACTIVE AGREEMENT:

The recommended Lease Agreement is retroactive to December 1, 2025 due to delayed contract

negotiations.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. Rent is \$38,304 per month for the first year and will increase approximately 2.6% to \$39,312 per month for the optional extension. The total lease amount is not to exceed \$970,704. The lease costs are 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 Agreement term.

DISCUSSION:

On September 26, 2017, the Board approved the Lease Agreement No. A-17-512 for the Probation Department to occupy approximately 20,160 square feet of office space at 2171 North Fine Avenue from December 1, 2017 through November 30, 2025 with a total maximum compensation of \$3,193,344.

On November 28, 2023, the Board authorized the execution of a Purchase and Sale agreement for the property located at 200 West Pontiac Way in Clovis, California. The intent is to reduce operational inefficiencies and improve service delivery by consolidating Probation Department Adult Services in a County-owned facility.

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 a new lease agreement with I.D. Distribution, Inc. to remain at 2171 North Fine Ave until 200 West Pontiac Way is ready for occupancy. This lease differs from the standard County agreement terms to align with the facility improvement schedule at 200 West Pontiac Way. The recommended lease structure provides sufficient term to support the planned transition and includes an option to extend in the event construction is delayed.

REFERENCE MATERIAL:

BAI #34, April 8, 2025

BAI #57, November 28, 2023

BAI #48, September 26, 2017

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Lease Agreement with I.D. Distribution, Inc.

CAO ANALYST:

Amy Ryals