



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 22-579

Board Meeting Date: 7/26/2022

Special Notice/Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Executive

Subject: Seventh Amendment to Lease Agreement with Carolyn S. Bernardi and Allan J. Bernardi, as successors in interest to Mary E. Leeman for the County's leasing and use of the communication facility at 440 Pigeon Point Road, Pescadero (Lease No. 1147)

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute the Seventh Amendment to the Lease Agreement with Carolyn S. Bernardi and Allan J. Bernardi, as successors in interest to Mary E. Leeman, to allow for the County's continued leasing and use of the existing communication facility at 440 Pigeon Point Road in Pescadero; and
- B) The County Executive, or their designee, to accept or execute on behalf of the County any and all notices, options, consents, approvals, terminations, and documents in connection with the Lease Agreement.

BACKGROUND:

The County installed and has used and maintained the communication site located at 440 Pigeon Point Road since 1987. This communications site is integral to operations at the Half Moon Bay Airport. The existing Agreement is set to expire on July 31, 2022, and it provides for two options to extend the Lease for an additional five (5) years each.

DISCUSSION:

Real Property Services has negotiated a Seventh Amendment, exercising the County's right to the First "Extension Term" option, thereby extending the term of the Lease to July 31, 2027. Commencing on August 01, 2022, the monthly rent ("Base Rent") shall be increased from \$3,747.94 to \$3,860.38 per month. Beginning on August 1, 2023, and on the 1st day of August of each successive year of the Extension Term of the Agreement, the Base Rent shall be adjusted to equal one hundred three percent (103%) of the monthly Base Rent for the immediately preceding lease year. The County Attorney has reviewed and approved the Lease as to form. The Director of Airports concurs in this

recommendation.

FISCAL IMPACT:

The term of this Agreement extension is from August 1, 2022 through July 31, 2027, for a total not to exceed amount of \$231,623. Additional funding for this Agreement extension will be appropriated in ISD's FY 2022-23 Approved Recommended Budget and will be included in future fiscal year budgets and service charges.