



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 23-666

Board Meeting Date: 8/1/2023

Special Notice/Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Executive

Subject: Lease Agreement with DiNapoli Family LP, for 686 & 690 Broadway Street, in Redwood City (Lease No. 1345)

RECOMMENDATIONS:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute a Lease Agreement with DiNapoli Family LP, to allow the Sheriff's Department occupancy of the 8,400 square foot space, known as 690 Broadway, and the 5,875 square foot space known as 686 Broadway, in Redwood City, for a term of ten years, with two additional five year options to extend, at an initial monthly Base Rent of \$30,687.50, plus \$8,422.25 for the County's proportionate share of Basic Operating Costs, with annual 3% increases; and
- B) The County Executive, or their designee, to accept or execute notices, options and documents associated with the Agreement including, but not limited to, extension or termination of the agreement under the terms set forth therein.

BACKGROUND:

The Sheriff's Office has leased a site at 3151 Edison Way in Redwood City since November 15, 2011, initially for the purpose of general Sheriff's Office activities. In 2014, the Sheriff's Activity League was permitted by the Board to use the premises for its community programs in exchange for a payment of a fraction of the monthly base rent. Upon the expiration of the 3151 Edison Way lease, June 30, 2023, the Sheriff's Office desires to vacate 3151 Edison Way and enter into a new lease to occupy 686 and 690 Broadway Avenue. The purpose of the new site will be to continue to serve as a site for the Sheriff's Activity League, in addition to a site for a proposed development of a childcare center and the possible future consolidation of Sheriff's Office locations.

DISCUSSION:

The County shall pay the Landlord of the Broadway site \$2.50 per square foot per month, or \$30,687.50 per month as Base Rent, and \$0.59 per square foot per month, or \$8,422.25 per month

as County's Proportionate Share of Basic Operating Costs ("Additional Charges"), and shall separately contract directly with and pay for all separately metered utilities including water, electricity and natural gas, as well as its own janitorial and garbage removal. The Base Rent shall escalate by three percent (3%) per year during the Initial Term of the Agreement.

EQUITY IMPACT:

The County of San Mateo is dedicated to ensuring equitable access to quality services for all residents. The County acquires and leases real property to ensure all residents can access services in the locations and facilities best suited to their specific purposes. This acquisition will further the County's ability to ensure that critical services for residents can continue to be met.

FISCAL IMPACT:

The funds set forth herein are included in the Sheriff's Office Fiscal Year 2023-24 Approved Recommended Budget.