



## Legislation Details (With Board Report)

<b>File #:</b>	A 21-224	<b>Name:</b>	Monterey Bay Management Lease Agreement
<b>Type:</b>	BoS Agreement	<b>Status:</b>	Passed - Natividad Medical Center
<b>File created:</b>	5/13/2021	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	5/25/2021	<b>Final action:</b>	5/25/2021

**Title:** Approve and authorize the Chair of the Board of Supervisors to execute, on behalf of the County, a Lease Agreement with Monterey Bay Management Services, LLC, to lease office space located at Natividad Medical Center (NMC), 1441 Constitution Boulevard, Building 400, in Salinas, California for the period June 1, 2021 to May 31, 2024 for 5935 square feet of space located at 1441 Constitution Boulevard, Building #400, Suite #100, Salinas, CA at the monthly rate of \$14,935, subject to an annual rent adjustment of three percent, with a 6-month termination without cause provision.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Report.pdf, 2. Monterey Bay Management Lease Agreement.pdf, 3. Completed Board Order Item No. 23

Date	Ver.	Action By	Action	Result
5/25/2021	1	Board of Supervisors	approved - natividad medical center	Pass

Approve and authorize the Chair of the Board of Supervisors to execute, on behalf of the County, a Lease Agreement with Monterey Bay Management Services, LLC, to lease office space located at Natividad Medical Center (NMC), 1441 Constitution Boulevard, Building 400, in Salinas, California for the period June 1, 2021 to May 31, 2024 for 5935 square feet of space located at 1441 Constitution Boulevard, Building #400, Suite #100, Salinas, CA at the monthly rate of \$14,935, subject to an annual rent adjustment of three percent, with a 6-month termination without cause provision.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

Approve and authorize the Chair of the Board of Supervisors to execute, on behalf of the County, a Lease Agreement with Monterey Bay Management Services, LLC, to lease office space located at Natividad Medical Center (NMC), 1441 Constitution Boulevard, Building 400, in Salinas, California for the period June 1, 2021 to May 31, 2024 for 5935 square feet of space located at 1441 Constitution Boulevard, Building #400, Suite #100, Salinas, CA at the monthly rate of \$14,935, subject to an annual rent adjustment of three percent, with a 6-month termination without cause provision.

**SUMMARY/DISCUSSION:**

Monterey Bay Management Services, LLC has been a tenant in Building 400 (Medical Office Building) since 1998. They lease 5,935 square feet of space in the building or 9.5 % of the leasable space in the building. The space is an optometry business owned by the tenant. The rent is \$2.51 per square foot at gross. The proposed renewal of the lease is for an additional three (3) years.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved this Agreement as to legal form and risk provisions. The Auditor-Controller has reviewed and approved this Agreement as to fiscal provisions.

**FINANCING:**

There are no financing issues associated with this request.

Prepared by: Daniel Leon, CFO, 783.2561

Approved by: Gary Gray, CEO, 783.2553

Attachments: Agreement

Attachments on file at the Clerk of the Board