



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: February 2, 2021

Subject: Head Start Operation at 1203 W. 10th Street, Antioch.

RECOMMENDATION(S):

1. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a ground lease with the State of California, under which the County will lease from the State the real property located at 1203 W. 10th Street in Antioch through September 30, 2030, for use in the operation of a Head Start program, at an initial rent of \$45,204 per year, with annual increases thereafter.
2. APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a sublease with First Baptist Church, under which First Baptist Church will sublease from the County the real property located at 1203 W. 10th Street in Antioch through June 30, 2021, and have nine one-year renewal options for the operation of a Head Start program on behalf of the County, at an initial rent of \$45,204 per year, with annual increases thereafter.

FISCAL IMPACT:

The lease will obligate the County to pay approximately \$568,572.00 for rent under the ground lease over the ten-year term. The amount of rent the County is receiving under the sublease is equal to the amount of rent it is paying under the ground lease. (100% General Fund)

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **02/02/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 2, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Stacey Sinclair, 925.
957-2464

BACKGROUND:

The County has leased the grounds at 1203 W. 10th Street in Antioch from the State since 1999. The County constructed four modular buildings on the site and subleased them to First Baptist Church for the operation of a Head Start program. The term of the ground lease is through September 30, 2030. The sublease has a one-year term with nine one-year renewal options, to tie the sublease to the term of the service contract under which the First Baptist Church operates the Head Start program at the site for the County. If the service contract between the County and First Baptist Church is not renewed or is terminated for any reason, the sublease will terminate, and the County will replace First Baptist Church as the operator of the program and the sub-lessee of the space.

Head Start programs promote the school readiness for infants, toddlers, and preschool-aged children from low-income families. The ground lease and sublease provide the County and First Baptist Church Head Start with continued occupancy for childcare and Head Start programs throughout the Antioch community.

CONSEQUENCE OF NEGATIVE ACTION:

Not authorizing the ground lease and sublease for the continued operation of the Head Start facility at this location would require finding another suitable location at increased rent, together with the associated expenses of moving and constructing new tenant improvements.

ATTACHMENTS

Sublease

Ground Lease