



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: June 21, 2022

Subject: Approve a sublease with Young Men's Christian Association of the East Bay for the Head Start Program at 1203 W. 10th Street in Antioch.

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a sublease with Young Men's Christian Association of the East Bay (YMCA), under which the YMCA will sublease from the County the real property located at 1203 W. 10th Street in Antioch through December 31, 2023 for the operation of a Head Start program on behalf of the County, at an initial rent of \$49,837 per year with annual increases thereafter, subject to approval by the County Administrator and approval as to form by County Counsel.

**FISCAL IMPACT:**

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)

**BACKGROUND:**

The County has leased the grounds at 1203 W. 10th Street in Antioch from the State of California since 1999. The County constructed four modular buildings on the site and initially subleased them to First Baptist Church for the operation of a Head Start program.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: **06/21/2022** ☒ 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: June 21, 2022

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

By: Stacey M. Boyd, Deputy

Contact: Stacey Sinclair, 925.  
957-2464

The service

### BACKGROUND: (CONT'D)

contract with First Baptist Church Head Start terminates on June 30, 2022. The YMCA was selected to now operate the Head Start program beginning July 1, 2022. The sublease is tied to the term of the service contract under which the YMCA operates the Head Start program at the site for the County. If the service contract between the County and YMCA is not renewed or is terminated for any reason, the sublease will terminate, and the County will replace YMCA as the operator of the program and the sublessee 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 YMCA with continued occupancy for childcare and Head Start programs throughout the Antioch community.

### CONSEQUENCE OF NEGATIVE ACTION:

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

### ATTACHMENTS

Lease Agreement