



Judicial Council of California

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Subject Details (With Text)

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Title: Court Facilities: Lease of Chico Courthouse Pending Disposition and Confirmation of Authority for Leasing Other Closed Courthouses (Action Required)

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Title

Court Facilities: Lease of Chico Courthouse Pending Disposition and Confirmation of Authority for Leasing Other Closed Courthouses (Action Required)

Summary

The Facilities Policies Working Group (FPWG) recommends approving a short-term lease of the closed Chico Courthouse to the County of Butte pending the previously approved sale of the courthouse to the county. The proposed lease would, by its terms, shift all costs of operating and maintaining the property (a triple-net lease) to Butte County and thereby reduce the Judicial Council's continuing liability for that expense. To augment the ability of the Administrative Director and council staff to act quickly and decisively in identifying and finalizing opportunities to reduce the cost of other closed court facilities, the FPWG further recommends confirming the authority of the Administrative Director or his designee to negotiate, document, and enter into triple-net leases or licenses with governmental entities of other closed California court facilities throughout the state with governmental entities for terms not to exceed five years without Judicial Council review and approval of each such lease.

Recommendation

The Facilities Policies Working Group recommends that the Judicial Council, effective December 16, 2016:

1. Approve a short-term triple-net lease of the closed Chico Courthouse with Butte County and confirm the authority of the Administrative Director or his designee to negotiate, document, and execute that lease; and
2. For court facilities throughout the state that are closed by their respective courts and that are unsuitable to the needs of the judicial branch, including those located in shared use buildings and subject to joint occupancy agreements (JOAs), confirm the authority of the Administrative Director or his designee to negotiate, document, and execute triple-net leases or licenses or JOA amendments with governmental entities for terms not to exceed five years without Judicial Council review and approval of each such lease, license or JOA amendments.