



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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Napa, California 94559
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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 6b (Consent/Action)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*

MEETING DATE: April 6, 2026

SUBJECT: Proposed Amendment to Lease Agreement with Landlord Joseph Keebler

SUMMARY AND RECOMMENDATION

This is a consent item for formal action. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair.

The Commission's existing contract with Joseph Keebler for office space at 1754 2nd Street, Suite C, Napa, CA 94559 is scheduled to expire on July 31st, 2026. Keebler (hereinafter "Lessor") has submitted an amendment to the existing contract to extend it by five more years, from July 31st, 2026 to July 31st, 2031, included as Attachment 1. The monthly rent during this period would be \$2,425 from August 1st, 2026 until July 31st, 2027; \$2,500 from August 1st, 2027 to July 31st, 2028; \$2,575 from August 1st, 2028 to July 31st, 2029; \$2,650 from August 1st, 2029 to August 1st, 2030; and \$2,725 from August 1st, 2030 to July 31st, 2031. In all other respects, the lease shall remain unchanged. With all of this in mind, staff recommends the Commission approve the proposed lease amendment, which would involve authorizing the Executive Officer to sign this amendment.

ATTACHMENT

- 1) Proposed Amendment to Contract with Joseph Keebler

Beth Painter, Chair
Councilmember, City of Napa

Paul Dohring, Commissioner
Councilmember, City of St. Helena

David Oro, Alternate Commissioner
Councilmember, City of American Canyon

Belia Ramos, Vice Chair
County of Napa Supervisor, 5th District

Anne Cottrell, Commissioner
County of Napa Supervisor, 3rd District

Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Kenneth Leary, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

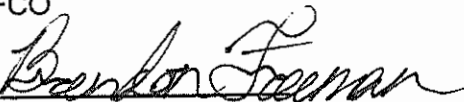
Amendment to Lease
1754 Second Street Suite C
Napa, CA 94558

This amendment to lease is entered into on this day, 16 of May, 2025, by and between Joseph Keebler and David Meyers (hereinafter "Lessor") and LAFCO of Napa County (hereinafter "Lessee") subject to the following terms and conditions:

1. Lessor and Lessee entered into a standard multi-tenant office lease on May 27, 2021.
2. Lessor and Lessee hereby agree to amend the May 27, 2021 lease as follows:
 - a) The term shall be extended by five years from July 31, 2026 to July 31, 2031
 - b) The monthly rent during that five year extension shall be \$2425 from August 1, 2026 until July 31, 2027; \$2500 from August 1, 2027 until July 31, 2028; \$2575 from August 1, 2028 until July 31, 2029; \$2650 from August 1, 2029 until July 31, 2030; and \$2725 from August 1, 2030 to July 31, 2031.
3. In all other respects, the May 27, 2021 lease shall remain unchanged and in full force and effect.

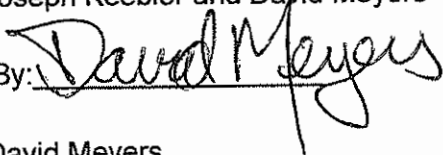
Agreed.

LAFCO

By: 

Brendan Freeman
Executive Officer

Joseph Keebler and David Meyers

By: 

David Meyers
Managing Co-owner