



NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: February 25, 2025
TO: Board of Supervisors
FROM: Craig Griesbach, Interim IGS Agency Director
SUBJECT: Resolution approving the assignment of a ground lease on Ramp 4, at the Nevada County Airport, between the County of Nevada and Gabriel Kulp to Mike Russell Construction, Inc.

RECOMMENDATION: Adopt the Resolution

FUNDING: There are no budgetary impacts related to the assignment of the lease agreement. The revenue from the ground lease is included in the adopted Fiscal Year 2024-25 Airport Budget.

BACKGROUND: Resolution 21-360, adopted by the Board of Supervisors on August 10, 2021, authorized and approved the execution of a ground lease between the County of Nevada and Gabriel Kulp for development, and construction of an aircraft storage hangar on Ramp 4 at the Nevada County Airport. The ground lease for the hangar development on Ramp 4 was executed on August 10, 2021.

Paragraph 6 of the lease allows the lessee to assign its interest to another party upon written consent of the Lessor through the Airport Manager. After reviewing the qualifying documents of the entity, the Mike Russell Construction, Inc., Michael D. Russell, President, to whom the estate of Gabriel Kulp proposes to assign the lease, it is recommended that the Board approve the assignment.

While on duty piloting an aircraft for Cal Fire, on July 23, 2024, Gabriel Kulp suffered a fatal injury. Barbara Roemer, his mother, has been assigned by the Court to act as the Administrator for his estate and is authorized to transact all business to the benefit of the estate. This resolution approves the assignment of the ground lease located at 13083 John Bauer Avenue, Grass Valley, CA a parcel containing approximately 3,500 square feet with a term expiring on December 31, 2062 to Mike Russell Construction, Inc.

Item Initiated by: Kevin Edwards, Airport Manager

Approved by: Justin Drinkwater, Facilities Director