



Information and General Services Department

Facilities Management

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January 27, 2015

Honorable Board of Supervisors
Eric Rood Administration Center
950 Maidu Avenue
Nevada City, CA 95959

DATE OF MEETING: February 10, 2015

SUBJECT: Resolution approving a Ground Lease Agreement between the County of Nevada and Sierra Nevada Memorial-Miners Hospital (SNMMH) for approximately 4,905 square feet of property on the SNMMH campus for the purpose of establishing and operating a Mental Health Crisis Stabilization Unit (CSU) and authorizing the Chair of the Board of Supervisors to execute the Lease.

RECOMMENDATION: Adopt the resolution.

FUNDING: Funding to purchase, design and furnish a modular building that will serve as a four-bed Crisis Stabilization Unit (CSU) on hospital grounds is fully-funded from Senate Bill (SB) 82, the Investment in Mental Health Wellness Act of 2013, which is comprised of state general funds and MHS (Mental Health Services Act) administrative dollars that have been awarded to the department under a California Health Facilities Financing Authority (CHFFA) grant. Behavioral Health will fund the ongoing project operational costs from Medi-Cal, private insurance, County realignment, MHS funds, guaranteed-bed fees from SNMMH, and patient payment revenues received for treatment of patients in the CSU.

There will be no funding for the ground lease from the County to SNMMH for the value provided under this Lease except operational expenses. A separate operational agreement is being submitted to this Board along with this Lease Agreement describing the respective roles and responsibilities of the County and SNMMH including financial arrangements.

BACKGROUND: Nevada County Behavioral Health has obtained a CHFFA grant to develop a Mental Health Crisis Stabilization Unit (CSU) at the Sierra Nevada Memorial-Miners Hospital (SNMMH). This facility will house people with mental health issues for a 24 hour observation period. The project will free up hospital beds and improve the quality of Behavioral Health care services to Nevada County residents by giving them a modern facility with proper staffing to accommodate their needs.

SNMMH has identified suitable property available on their campus to accommodate the CSU. The site currently has installed upon it a small modular building that is no longer required for use by SNMMH. The County will provide and install a new modular building to be located on this site. The County will use the property exclusively for the purpose of operating a mental health CSU under the terms of the Grant. The Lease shall commence on the Property Transfer Date and shall run for twenty (20) consecutive years unless terminated earlier in accordance with the terms of the Lease.

Respectfully Submitted,



for Stephen T. Monaghan
Chief Information Officer