



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A RENEWAL SUBLEASE AGREEMENT BETWEEN THE ALLIANCE FOR WORKFORCE DEVELOPMENT, INC., AND THE COUNTY OF NEVADA, FOR OFFICE SPACE AT THE BRIGHTON GREENS RESOURCE CENTER, LOCATED AT 988 MCCOURTNEY ROAD, GRASS VALLEY, CALIFORNIA, AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE AGREEMENT

WHEREAS, the County of Nevada, as authorized by Resolution 14-545, entered into a Lease Agreement with M. K. Blake Estate Company, for approximately 20,000 square feet of office space at 988 McCourtney Road, Grass Valley, California, which the Agreement was subsequently amended through Resolutions 15-351, 19-123, 19-424, 20-522, and 21-427; and

WHEREAS, M.K. Blake Estate Company sold the Brighton Greens Resource Center to 9 Miller Court, LLC., effective January 24, 2019, and Resolution 19-123 amended the Lease Agreement to acknowledge, and authorize, the change in ownership and method of billing; and

WHEREAS, said Lease Agreement provides for the subletting of leased space, subject to the Landlord's consent; and

WHEREAS, the County of Nevada entered into a Sublease Agreement with the Alliance for Workforce Development, Inc., on April 13, 2016, for approximately 1,673 square feet of office space located in the Brighton Greens Resource Center, authorized through Resolution 16-051, and subsequently amended through Resolution 16-155; and

WHEREAS, the current term of the Sublease expired on June 30, 2026, and both parties desire to enter into a new Agreement for a five-year term commencing on July 1, 2026, and ending on June 30, 2031; and

WHEREAS, Alliance for Workforce Development, Inc., provides a single address where partnering agencies, each with their own identity and mission, provide core services focused on meeting the needs of job seekers and employers; and

WHEREAS, the program that Alliance for Workforce Development, Inc., runs is necessary to meet the needs of the population of the County, and the program serves a public purpose and provides a public benefit.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Supervisors of the County of Nevada, State of California:

1. Finds that Alliance for Workforce Development, Inc. provides a program that is necessary to meet the needs of the population of the County, and the program serves a public purpose and provides a public benefit.

2. Approves in the form attached hereto, a Sublease Agreement with Alliance for Workforce Development, Inc., pertaining to approximately 1,673 square feet of Brighton Greens Resource Center office space, located at 988 McCourtney Road, Grass Valley, CA 95945, for the term commencing July 1, 2026, and ending June 30, 2031, and that rent shall be \$1.49 per square foot or \$2,492.77 per month and an additional expense of 8% of operational costs associated with the building per month, with rent increasing according to County rent and cost increases, in a prorated share as spelled out in the Lease between the County and the Landlord, and that the Chair of the Board of Supervisors is hereby authorized to execute the Sublease Agreement on behalf of the County of Nevada.

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