



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING AMENDMENT 4 TO THE GROUND LEASE AGREEMENT WITH JOHN BARLEYCORN INVESTMENTS, LLC TO ALLOCATE \$160,000 FOR FINAL DESIGN AND CONSTRUCTION EFFORTS OF THE NEW COUNTY STORAGE FACILITY ON LOMA RICA RD AND AMEND THE FY24/25 CAPITAL FACILITIES BUDGET (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, The Airport entered into a 40-year ground lease for the property (Lot 5) on March 28, 2006, through Resolution 06-419 with Pacific Ground Enterprises Inc. The lease was then assigned to co-tenants Neal Street Investments, LLC, and John Barleycorn Investments LLC by Board Resolution 07-034 on January 30, 2007. Most recently the lease was reassigned from Neal Street Investments, LLC to John Barleycorn Investments LLC making them the sole Lessee by Board Resolution 18-136 on April 10, 2018; and

WHEREAS, the ground lease has been amended twice through resolution 12-480 and 18-137 to adjust the base rent adjustment per the existing terms and conditions; and

WHEREAS, Resolution 23-046 amended the current Nevada County Airport ground lease with John Barleycorn Investments LLC to allow for construction of a 20,220 sq ft. office and storage facility and add a commercial lease agreement for the County to lease the building for County department utilization; and

WHEREAS, Design and Construction of the building is in the final phase which has incurred additional expenses in the amount not to exceed \$120,000; and

WHEREAS, the Facilities Management Department desires to purchase necessary lift equipment in the not to exceed amount of \$20,000 to support warehouse operations; and

WHEREAS, an additional \$20,000 is being allocated for final building construction change order allowance as needed, if needed.

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

1. That the Chair of the Board of Supervisors, approves Amendment No.4 to the Lot 5 ground lease with John Barleycorn Investments, LLC to complete the final design and construction of the new County office and storage facility

2. Authorizes the Director of Facilities Management to execute the Amendment
3. Authorizes the Purchasing Agent to encumber the funds in the not to exceed amount of \$160,000 and execute change orders in the amount not to exceed \$20,000
4. Directs the Auditor Controller to release Capital Facilities Assignment in the amount of \$160,000 and amend the fiscal year 2024/2025 Capital Facilities Budget as follows:

Increase:

0101-10801-416-2000	540300	\$160,000
---------------------	--------	-----------