



# Information and General Services Department

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*Information Systems*  
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*Cable Television*

*Purchasing*  
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*Library*

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## **NEVADA COUNTY BOARD OF SUPERVISORS**

### **Board Agenda Memo**

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**MEETING DATE:** August 10, 2021

**TO:** Board of Supervisors

**FROM:** **Steve Monaghan – IGS-Facilities Management**

**SUBJECT:** Resolution approving a Lease Agreement with the James Parker Living Trust for the Nevada County Library in the Lake Center Plaza, 11010 Combie Road, Auburn CA, for the period August 1, 2021 through July 31, 2031, amending the Library FY 21/22 budget, and authorizing the Chair of the Board of Supervisors to execute the Lease (4/5 vote required)

**RECOMMENDATION:** Adopt the Resolution

**FUNDING:** Lease payments will be paid from the Library FY 2021/22 budget. A budget amendment accommodating the increase in rent for the larger space in the amount of \$21,497 has been included for your consideration. There is no impact on the General Fund.

**BACKGROUND:** The Nevada County Library has partnered with and operated a satellite Library within the Bear River Library. The County has been looking for a location in the South County region to move Library operations in order to enhance the library hours and offerings. The Lessor, James Parker Trust, has negotiated with the County retail/office space in the Lake Center Plaza, 11010 Combie Road, Suites 108 and 110, Auburn, CA, for 2,590 square feet.

A new Lease Agreement has been prepared for a term of ten (10) years beginning August 1, 2021 and ending July 31, 2031 for 2,590 square feet. The Agreement includes two additional five-year (5) extension options. The library will be remodeling the space prior to occupation. The plans and specification to remodel the space and subsequent construction contract award will be brought to the Board at a future meeting. The Library negotiated six months of base rent at zero dollars in year one- and two-months base rent at zero dollars for year two.

The base rent for the first five years of the Lease Agreement will be \$2,590 per month with an additional monthly cost for the library's share of the common area expenditures. The lease space share of the common area expenditures, commonly known as NNN, is 4.6% of the common area. The NNN for FY21/22 Library expenditure will be \$777 per month.

The FY 21/22 lease costs include six months of base rent at zero dollars bringing the total base rent and NNN costs for the Fiscal Year 21/22 to \$21,497.

**Item Initiated by:** Justin Drinkwater

**Approved by:** Steve Monaghan