



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE NEGOTIATED LEASE AGREEMENT WITH PALISADES DR LLC FOR THE PROPERTY LOCATED AT 12315 DEERFIELD DRIVE, TRUCKEE, CA, FOR A ONE-YEAR PILOT PROGRAM OF THE TRUCKEE NAVIGATION CENTER TO INCREASE THE MAXIMUM CONTRACT PRICE FROM \$207,840 TO \$279,674 TO ACCOMMODATE NECESSARY UNANTICIPATED TENANT IMPROVEMENTS (TI) COSTS (AN INCREASE OF \$71,834) AND REVISE THE LEASE AGREEMENT TO REFLECT THE INCREASE IN THE MAXIMUM CONTRACT PRICE FOR THE 1 YEAR LEASE TERM FROM JANUARY 15, 2026 THROUGH JANUARY 15, 2027 AND DIRECTING THE AUDITOR-CONTROLLER TO AMEND THE BEHAVIORAL HEALTH DEPARTMENT'S BUDGET FOR FISCAL YEAR 2025/26 (4/5 AFFIRMATIVE VOTE REQUIRED) (RES. 25-589)

WHEREAS, On October 28, 2025, Nevada County Health and Human Services Agency, Behavioral Health Department provided an informational presentation regarding the efforts to address homelessness in the Truckee region; and

WHEREAS, on December 16, 2025 per Resolution 25-589, the Nevada County Board of Supervisors authorized the purchasing agent to finalize negotiations and execute a Negotiated Lease Agreement with Palisades Dr LLC for the property located at 12315 Deerfield Drive, Truckee, CA, in the not to exceed amount of \$207,840 for a one-year pilot program of the Truckee Navigation Center; and

WHEREAS, the Behavioral Health Department will return to the Board to either extend the lease or purchase the property, as outlined in the letter of intention; and

WHEREAS, with Board approval, the Purchasing Team negotiated final lease terms in good faith with the property owner for a mutually agreeable final lease agreement in the amounts not to exceed as shown below:

Financial Summary (Year One)

Base Rent + CAM (Annual): \$170,590

Tenant Improvements (TI Cost): \$37,250

Total Year One County Cost: \$207,840 (+ utilities); and

WHEREAS, the parties desire to amend their Agreement to increase the contract price from \$207,840 to \$279,674 to accommodate necessary unanticipated Tenant Improvement costs (an increase of \$71,834) and revise the lease agreement to reflect the increase in the maximum contract price for the 1 year lease term.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California that the Amendment No. 1 to the Lease Agreement by and between the County and Palisades Dr, LLC with a contract term of January 15, 2026 to January 15, 2027 in the maximum amount of \$279,674 be and hereby is approved, and that the Chair of the Board of Supervisors is hereby authorized to execute the Amendment on behalf of the County

of Nevada and authorizes and directs the Auditor-Controller to amend Behavioral Health's budget as follows:

Fiscal Year 25/26

Expenditure:	FD1589 CC40115 SC20800	\$71,834
Revenue:	FD1589 CC40115 RC45200	\$71,834