



**NEVADA
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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: June 24, 2025

TO: Board of Supervisors

FROM: Kevin Edwards, Airport Manager

SUBJECT: Resolution approving a first amendment to a real property lease approved by Resolution 20-270 with Sierra Mountain Aviation, Inc., to operate an aircraft maintenance facility as a fixed base operator and authorizing the Chair of the Board of Supervisors to execute the amendment

RECOMMENDATION: Adopt the Resolution.

FUNDING: The lease extension will generate airport revenue and be deposited into the Airport budget. A budget amendment is not needed at this time.

BACKGROUND: Board of Supervisors Resolution 20-270 approved the current real property lease with Sierra Mountain Aviation on June 23, 2020. The lease covers approximately 4,736 square feet of hangar space in a two-unit hangar, and four additional tie-down spots on Ramp 5 of the Nevada County Airport. The lease is divided into two 5-year terms, with the option of extending the first 5-year term for an additional five years. The first term expiration date is June 30, 2025. Sierra Mountain Aviation has requested to execute the extension of the lease for the additional 5 years.

Comparisons of like property at airports similar to Nevada County Airport were undertaken in accordance with the Fair Market Value adjustment formula in paragraph 7 of the lease to set the rate for the first year of the lease extension. The calculated rate was increased to \$.33 per square foot per month for a total of \$1,562.88. Both parties also wish to add two additional tie-downs to the lease for \$50.00 per month. For a total per month rent \$1,612.88 with CPI annual adjustment in accordance with Paragraph 7 for a term expiring June 30, 2030.

Item Initiated by: Kevin Edwards, Airport Manager

Approved by: Justin Drinkwater, Facilities Director