



# Information and General Services Department

**Facilities Management**  
10014 N. Bloomfield Road  
Nevada City, CA 95959  
Phone: 530-470-2635  
Fax: 530-265-7087

*Information Systems  
Geographic Information Systems  
Facilities Management*

*Emergency Services  
Central Services  
Cable Television*

*Purchasing  
Airport  
Library*

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## **NEVADA COUNTY BOARD OF SUPERVISORS**

### **Board Agenda Memo**

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**MEETING DATE:** January 22, 2019

**TO:** Board of Supervisors

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

**SUBJECT:** Resolution approving Amendment No. 2 amending the obligations pertaining to the lease agreement for the Brighton Greens Business Park located at 988 McCourtney Road, Grass Valley, California

**RECOMMENDATION:** Adopt the Resolution

**FUNDING:** Lease costs and Tenant Improvements will continue to be paid by HHSA programs and there is no impact on the General Fund.

**BACKGROUND:** The County of Nevada previously entered into a Lease Agreement for the Brighton Greens Resource Center with M.K. Blake Estate Company as Lessor for 20,000 square feet of office space located at 988 McCourtney Road, Grass Valley, through Resolution 14-545. Resolution 15-351 authorized a Tenant Improvement loan to the Lessor.

On January 24, 2019 the Lessor, M.K. Blake Estate Company sold the property known as the Brighton Greens Business Park and entered into a Commercial Property Purchase Agreement with 9 Miller Court, LLC, and Brighton Greens Ventures, LLC, dba 9 Miller Court Properties. As a condition of the loan a Tenant Estoppel Agreement was requested by the Lender Wells Fargo Bank, N.A. for the property purchase and agreed to and executed by the County of Nevada as tenant on December 22, 2018.

This Amendment changes the obligations pertaining to the lease agreement including an assumption establishing 9 Miller Court Properties as assuming all obligations of the original lease contract, an assignment assigning the rights to the Nevada County Tenant Improvement Loan repayment back to the seller M.K. Blake Estate Company, a novation releasing M.K. Blake Estate Company from all obligations in the original lease agreement as approved in Resolution 14-545 and that in all other respects the prior agreement with the new parties shall remain in full force and effect.

**Item Initiated by:** Justin Drinkwater

**Approved by:** Steve Monaghan