



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING 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 DIRECTING THE AUDITOR-CONTROLLER TO AMEND THE BEHAVIORAL HEALTH DEPARTMENT'S BUDGET FOR FISCAL YEAR 2025/26 BY \$136,751 (4/5 AFFIRMATIVE VOTE REQUIRED)

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, the Department has been working with partners on funding and resources needed to execute a successful Pilot Navigation Center; and

WHEREAS, the county has collaborated with multiple partners to secure shared funding responsibility, identify an operator and identify an appropriate location; and,

WHEREAS, Purchasing Policy Section 8 and in accordance with Government Code Section 25350.51 allows the Purchasing Agent to negotiate and execute in the name of the County as lessee all rentals of real property for a term not to exceed five years and for a rental not to exceed ten thousand dollars (\$10,000) per month, and for leases exceeding that amount, the Board may approve the terms and delegate execution authority as appropriate; and,

WHEREAS, the Department enlisted the support of the Purchasing Team to negotiate a property lease located at 12315 Deerfield Drive, Truckee, CA; and,

WHEREAS, a Letter of Intention (LOI) has been accepted by the Property Owner (Palisades Dr LLC) which includes necessary Tenant Improvements; and,

WHEREAS, a notice of intention to consummate the lease was posted at the property site and at the Truckee Joseph Center on December 9, 2025 which described the property proposed to be leased, the term of the lease, and the County Officer authorized to execute the lease per the requirement of the government code section; 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 will negotiate 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)

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

1. Approves the budget amendment for FY 2025/26.
2. Authorizes the Purchasing Agent to finalize, in good faith, a lease agreement consistent with the County's standard lease terms and risk-management requirements, and incorporating the material economic and operational terms set forth in the Letter of Intent to Lease, Revision No. 4, and to execute the agreement with Palisades Dr LLC for the property located at 12315 Deerfield Drive, Truckee, CA, in an amount not to exceed \$207,840 for a one-year pilot program of the Truckee Navigation Center.
3. Authorizes the Purchasing Agent to execute all documents related to the Final Lease Agreement and encumber the funds.
4. Approves the Pilot Program to begin upon commencement date of both Parties signature of the final Lease Agreement.
5. Authorizes the Behavioral Health Department to prepay three months of the lease plus the tenant improvement allowance in a combined total not to exceed \$79,897.40.

Fiscal Year 25/26

Budget Amendment/Expenditure	1589-40115-493-2200 / 520800	\$136,751
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