



NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: July 14, 2026

TO: Board of Supervisors

FROM: **Justin Drinkwater – Director of Facilities**

SUBJECT: Resolution approving a renewal Sublease Agreement between the Alliance for Workforce Development, Inc., and the County of Nevada for office space at the Brighton Greens Resource Center located at 988 McCourtney Road, Grass Valley, California, and authorizing the Chair of the Board of Supervisors to execute the Agreement

RECOMMENDATION: Adopt the Resolution

FUNDING: Sublease revenue will be paid through and is included in the Health and Human Services Agency budget.

BACKGROUND: Through Resolutions 14-545 and 15-351, the County entered into a Lease Agreement with M. K. Blake Estate Company for the Brighton Greens Resource Center. M.K. Blake Estate Company subsequently sold the property to 9 Miller Court LLC, effective January 24, 2019 and Resolution 19-123 amended the Lease Agreement to acknowledge the change in ownership and method of billings.

A Sublease Agreement with the Alliance for Workforce Development, Inc., was entered into on April 13, 2016 for approximately 1,673 square feet of office space located in the Brighton Greens Resource Center, authorized through Resolution 16-051. The original sublease agreement was amended through Resolution 16-155 to make two minor changes in language requested by the Landlord. Through Resolution 21-427, the current renewal term of the Sublease expires June 30, 2026 and both parties desire to enter into a new agreement.

Alliance for Workforce Development, Inc. provides a single address where partnering agencies, each with their own identity and mission, provide core services focused on meeting the needs of job seekers and employers.

The rent will be \$1.49 per square foot or \$2,492.77 per month. Additional expenses include 8% of operational costs associated with the building. Rent shall increase according to County rent and cost increases, in a prorated share, as spelled out in the Lease between the County and the Landlord. The term of this Sublease Agreement shall commence on July 1, 2026 and end on June 30, 2031.

Item Initiated by: Teal Marich

Approved by: Justin Drinkwater