



## **RESOLUTION No. \_\_\_\_\_**

### **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

**RESOLUTION APPROVING A LEASE AGREEMENT WITH  
WILDWOOD WEST INVESTORS FOR THE NEVADA COUNTY  
LIBRARY IN THE WILDWOOD COMMERCIAL CENTER,  
11252 AND 11254 PLEASANT VALLEY ROAD, PENN VALLEY,  
FOR THE PERIOD DECEMBER 1, 2018 THROUGH  
NOVEMBER 30, 2023, AMENDING THE LIBRARY FISCAL  
YEAR 18/19 BUDGET, AND AUTHORIZING THE CHAIR OF  
THE BOARD OF SUPERVISORS TO EXECUTE THE LEASE  
(4/5 AFFIRMATIVE VOTE REQUIRED)**

WHEREAS, the Nevada County Library has leased 3,500 square feet of space in the Wildwood Commercial Center located at 11336 Pleasant Valley Road in Penn Valley since March 2002, and the current lease authorized through Resolution 16-423 expired July 31, 2018 and subsequently amended through Resolutions 18-444 and 18-552 to extend the term of the lease through May 31, 2019; and

WHEREAS, the Lessor has offered the County a larger space in the same Center which is more suitable for Library use and a new Lease Agreement has been prepared which will allow the Library to continue its occupancy of the current space while Tenant Improvements are being made; and

WHEREAS, the lease will be for a term of five years commencing on December 1, 2018 and ending on November 30, 2023; and

WHEREAS, base rent for the first year will be \$1,944 per month plus operating expenses at a fixed rate of \$856 per month for a total monthly rent payment of \$2,800; and

WHEREAS, rent will not commence until occupation of the premises on March 1, 2019, whichever comes first, in exchange for Tenant Improvements; and

WHEREAS, the base rent will increase to \$2,044 per month commencing December 1, 2019 with annual rent increases limited to no more than 3% commencing January 1, 2021; and

WHEREAS, the security deposit for the new premises will be in the amount of \$1,944 and a \$1,300 dollar security deposit from the prior Lease will be applied towards this amount.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby directs that:

1. The Board approves the Lease Agreement by and between Wildwood West Investors and the County of Nevada for Library space located at 11252 and 11254 Pleasant Valley Road in Penn Valley, in substantially the form attached hereto, for the period beginning December 1, 2018 and ending November 30, 2023 with rent commencing on March 1, 2019, in the amount of \$1,944 and fixed operating expenses of \$856 for a total monthly rent payment of \$2,800 for the first year and the balance due of the \$1,944 security deposit of \$644.00.

2. The Board Chair is authorized to execute the Lease Agreement on behalf of the County of Nevada.
3. The Auditor Controller is directed to release \$11,844 from the Library fund balance and amend the Fiscal Year 2018/19 Library budget as follows:

Increase:

1165-60201-586-1000/521700

\$11,844