



Information and General Services Department

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: July 23, 2019

TO: Board of Supervisors

FROM: **Steve Monaghan, Chief Information Officer**

SUBJECT: Resolution approving Amendment No. 3 to 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 are within the Health and Human Services Agency programs FY 2018/19 budgets. The amendment changes part of the payments from annual to monthly, but there is no change in the total lease amounts and no budget amendment is needed. 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 through Resolution 14-545 and authorized Amendment One to the agreement for a Tenant Improvement loan through resolution 15-351. On March 26, 2019 the Board of Supervisors approved Amendment 2 to the lease agreement establishing 9 Miller Court Properties as the new owner and as such assuming all obligations of the original lease contract and an assignment agreement for the Tenant Improvement Loan to remain with the seller M.K. Blake Estate Company in Resolution 19-123.

This Third Amendment to the lease agreement with 9 Miller Court Properties pertains to *Section 4.2.1 Common Area Operating Expenses, Taxes and Insurance ("NNN's")* and *Section 4.2.2 Payment of Operating Expenses of the Addendum to Standard Industrial/Commercial Multi-Tenant Lease-Net* adjusting the payment terms to a monthly invoice for all Real Property Taxes, Common Area Operating Expenses, and Insurance Premiums to correlate with the monthly rent payments. Additionally, the Third Amendment amends the *Standard Industrial/Commercial Multi-Tenant Lease-Net Section 4.2(d)* to reference *Section 4.2.2 of the Addendum to Standard Industrial/Commercial Multi-Tenant Lease-Net*. All other obligations remain in full force and effect.

Item Initiated by: Justin Drinkwater

Approved by: Steve Monaghan