



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING AND APPROVING EXECUTION OF A GROUND LEASE BETWEEN THE COUNTY OF NEVADA AND GABRIEL KULP FOR DEVELOPMENT, CONSTRUCTION OF AN AIRCRAFT STORAGE HANGAR ON RAMP 4 AT NEVADA COUNTY AIRPORT (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, In July 2020, the County Purchasing Agent issued a Request for Proposals (RFP) for hangar development on ramp 4 at the Nevada County Airport; and

WHEREAS, several developers were notified of the solicitation and downloaded the RFP documents and one developer (Gabriel Kulp) submitted a timely proposal; and

WHEREAS, an evaluation team made up of Airport and Facilities Maintenance Staff and members of the Airport Commission reviewed the proposal using the criteria set forth in the RFP; and

WHEREAS, RESO 20-460 the County entered into an Exclusive Negotiation Agreement with Gabriel Kulp to enter into a Long-Term Lease Agreement; and

WHEREAS, County Senior Staff and the Airport Manager have negotiated a lease agreement acceptable to the lessee, County Senior Staff, Airport Manager, Risk Manager and County Counsel for the development and construction of a privately owned aircraft storage hangar on ramp 4 at the Nevada County Airport; and

WHEREAS, the leased property is exempt surplus land under Government Code Sections 54221(f)(B)(i), (f)(G) because it is: (1) less than 5,000 square feet in area and is not contiguous to land owned by the County that is used for open-space or affordable housing purposes; and (2) subject to valid legal restrictions that are not imposed by the County and that would make housing prohibited; and

WHEREAS, California Government Code Section 25536 permits the Board of Supervisors by a four-fifths vote to lease County real property devoted to or held for ultimate use for airport purposes; and

WHEREAS, the leased property will be devoted to an airport purpose, specifically to the construction of and use as an aircraft storage hangar; and

WHEREAS, the Nevada County Airport Commission endorses entering a ground lease with Gabriel Kulp, for the hangar development for a period of forty-one (41) years and 5 months commencing August 10, 2021 and ending on December 31, 2062.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Nevada County Board of Supervisors authorizes the Chair of the Board of Supervisors to execute the Ground Lease between the County of Nevada and Gabriel Kulp, for approximately 3,500 square feet of property located on ramp 4 of the Nevada County Airport

Funding:

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