

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JUNE 24, 2008**

From: *JD* **JAMES DURFEE / ALBERT RICHIE**

Subject: **LEASE AGREEMENT – GOLD COUNTRY MINING MUSEUM**

ACTION REQUESTED / RECOMMENDATION: Adopt a Resolution delegating authority to the Director of Facility Services to complete negotiations for a Lease Agreement between the County of Placer and the Twentieth District Agricultural Association; and authorize the Director of Facility Services, or his designee, to execute this Lease Agreement on behalf of your Board contingent upon approval by Risk Management and County Counsel.

BACKGROUND: Since 1977, Placer County has maintained an Agreement with the Twentieth District Agricultural Association (Landlord) to lease the Mining Museum Building at the Gold Country Fairgrounds in Auburn. During these 31 years, the Museums Division has developed this 2,988 square foot facility into a popular museum depicting mining and other gold-country related themes. The Landlord continues to effectively maintain this facility and has made a number of improvements to the building's heating and cooling equipment. These improvements, coupled with the Division's on-going changes to the exhibits have helped this museum retain its status as a long-standing favorite with the public.

Given the popularity of this facility, the Museums Division requested the negotiation of a new lease agreement to permit their ongoing operations. In response, Property Management negotiated a lease with the Landlord and secured a two-year term that commences July 1, 2008, and provides for occupancy through June 30, 2010. The new monthly rent will be \$1,331, which represents a 10% increase over the rent in effect since 2004. All other provisions contained in the new lease are the same as in previous agreements. To continue occupancy of this facility, your Board must pass a Resolution authorizing the Director of Facility Services to complete negotiations and execute this Lease Agreement on your behalf.

ENVIRONMENTAL CLEARANCE: The lease of this facility is Categorically Exempt from review pursuant to Section 15301 of the California Environmental Quality Act. This Section provides for activities, including leasing of existing facilities, when there is no expansion of use beyond that previously existing.

FISCAL IMPACT: Monthly rent for this facility will be \$1,331 throughout the duration of the lease term, as there are no provisions for rental increases. This cost has been included in the Museums Division's Fiscal Year 2008/2009 Budget.

JD:AR:MR:KJ:

ATTACHMENT: RESOLUTION

cc: COUNTY EXECUTIVE OFFICE
MUSEUMS DIVISION

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES TO TAKE VARIOUS ACTIONS
ASSOCIATED WITH A NEW LEASE AGREEMENT
BETWEEN THE COUNTY OF PLACER AND THE
TWENTIETH DISTRICT AGRICULTURAL ASSOCIATION
FOR THE GOLD COUNTRY MINING MUSEUM.

Resol. No: _____
Ord No: _____
First Reading: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, 2008 by the following vote on
roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chairman, Board of Supervisors

Clerk of said Board

WHEREAS, since 1977, the Gold Country Mining Museum has occupied 2,988 square feet at
the Gold Country Fairgrounds in Auburn, CA; and

WHEREAS, this property is owned by the Twentieth District Agricultural Association; and

WHEREAS, Property Management has successfully negotiated a new Lease Agreement that
provides for a two-year term commencing on July 1, 2008; and

WHEREAS, upon commencement of this lease the monthly rent shall be \$1,331 throughout the
duration of the Lease Agreement Term; and

WHEREAS, to continue Museum operations at this facility, your Board must pass a Resolution
authorizing the Director of Facility Services to complete negotiations and execute this Lease
Agreement on your behalf.

NOW, THEREFORE, BE IT RESOLVED that the Placer County Board of Supervisors does
hereby delegate authority to the Director of Facility Services to complete the Lease negotiations;
and, contingent upon approval by Risk Management and County Counsel, authorize the Director
of Facility Services, or his designee, to execute the Lease Agreement between the County of
Placer and the Twentieth District Agricultural Association for the Gold Country Mining Museum
at the Mining Museum Building on the Gold Country Fairgrounds in Auburn, CA.

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