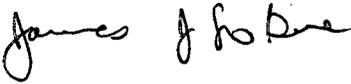


PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: October 19, 2010
SUBJECT: Lease Agreement with BB, LLC for the Building and Associated Parking Lot Located at 8697 North Lake Boulevard, Kings Beach, County of Placer for an Initial Annual Amount of \$18,000 and Tenant Improvements and Repairs Necessary for the Redevelopment Agency's Occupancy in a Not to Exceed Amount of \$17,000

ACTION REQUESTED: Adopt a resolution authorizing the Redevelopment Agency Director or designee to enter into a two year lease agreement with BB, LLC for the building and associated parking lot located at 8697 North Lake Boulevard, Kings Beach, County of Placer for an initial annual lease amount of \$18,000 and tenant improvements and repairs necessary for the Redevelopment Agency's occupancy in a not to exceed amount of \$17,000.

BACKGROUND: During the past couple of years, redevelopment projects and activities have grown in the Kings Beach area. We now have several properties owned by the Redevelopment Agency, and several larger private projects that are under construction, moving through the environmental process, or in the preliminary stages of project formation. These projects have required us to deal more with local contractors, designers, and project consultants, and meet regularly with project managers and compliance consultants in the Kings Beach area.

As a result of this project pressure, the need for a more permanent presence in the area, and the lack of a current permanent facility in the area to handle redevelopment requirements, the Redevelopment Agency started looking for local office space several months ago. We looked at several locations, and decided on a site with high visibility in the middle of our North Lake Tahoe Redevelopment Project Area. The chosen site has several positive features in support of it, with maybe the biggest being the number of parking spaces tied to the site that we will be able to use as public parking for the duration of the lease and during the Commercial Core Improvement Project construction.

The first year's rent for the building and the 40 parking spaces is fifteen hundred dollars (\$1500.00) per month, with an initial lease term of two years. The rent is subject to an annual increase of up to 3% and includes the option to extend the initial two year term for two successive terms of one year each. Our intent would be to maintain occupancy until a more permanent facility is built or available. Cost of needed repairs and improvements to the building for our occupancy are capped at a not to exceed figure of seventeen thousand dollars (\$17,000.00) and will cover the costs of basic needed repairs as well as creating a small conference area and setting up two work stations for staff. This work would be performed by the building owner prior to our occupancy. It is planned for senior staff to be stationed at the new location two days a week from 10 a.m. to 3 p.m. to deal

with walk-ins from the community and also to have staff available at other times to meet with contractors, consultants and community members on an appointment basis.

On September 9, 2010 the proposed lease was presented to the North Tahoe Regional Advisory Council, who voted unanimously in support of it.

ENVIRONMENTAL STATUS: The proposed action is the rental of an existing building. It is an activity taken in furtherance of the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area, for which an environmental impact report was proposed and certified pursuant to the California Environmental Quality Act (CEQA), and is exempt from further environmental review requirements under CEQA Section 15301.

FISCAL IMPACT: The proposed action is to lease a building in the Kings Beach area for a Tahoe office of the Redevelopment Agency. It will result in a monthly charge of \$1500.00 and one-time initial tenant improvement and repair cost amounts not to exceed \$17,000.00. There are adequate available funds budgeted in the North Lake Tahoe Project Area budget to cover the proposed expenditures. There will be no impact to the County General Fund.

Attachment: Resolution
Map
Lease Agreement

cc: Karin Schwab, Agency Counsel

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

**Before the Redevelopment Agency of
Placer County Board of Directors
State of California**

In the matter of:

Authorizing the Redevelopment Agency Director or designee to enter into a two year lease agreement with BB, LLC for the building and associated parking lot located at 8697 North Lake Boulevard, Kings Beach, County of Placer for an initial annual lease amount of \$18,000 and tenant improvements and repairs necessary for the Redevelopment Agency's occupancy in a not to exceed amount of \$17,000

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Agency Board

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Lake Tahoe Redevelopment Plan (Redevelopment Plan);

WHEREAS, the Agency is responsible for administering the Redevelopment Plan to carry out redevelopment efforts within the North Lake Tahoe Redevelopment Project Area (Project Area);

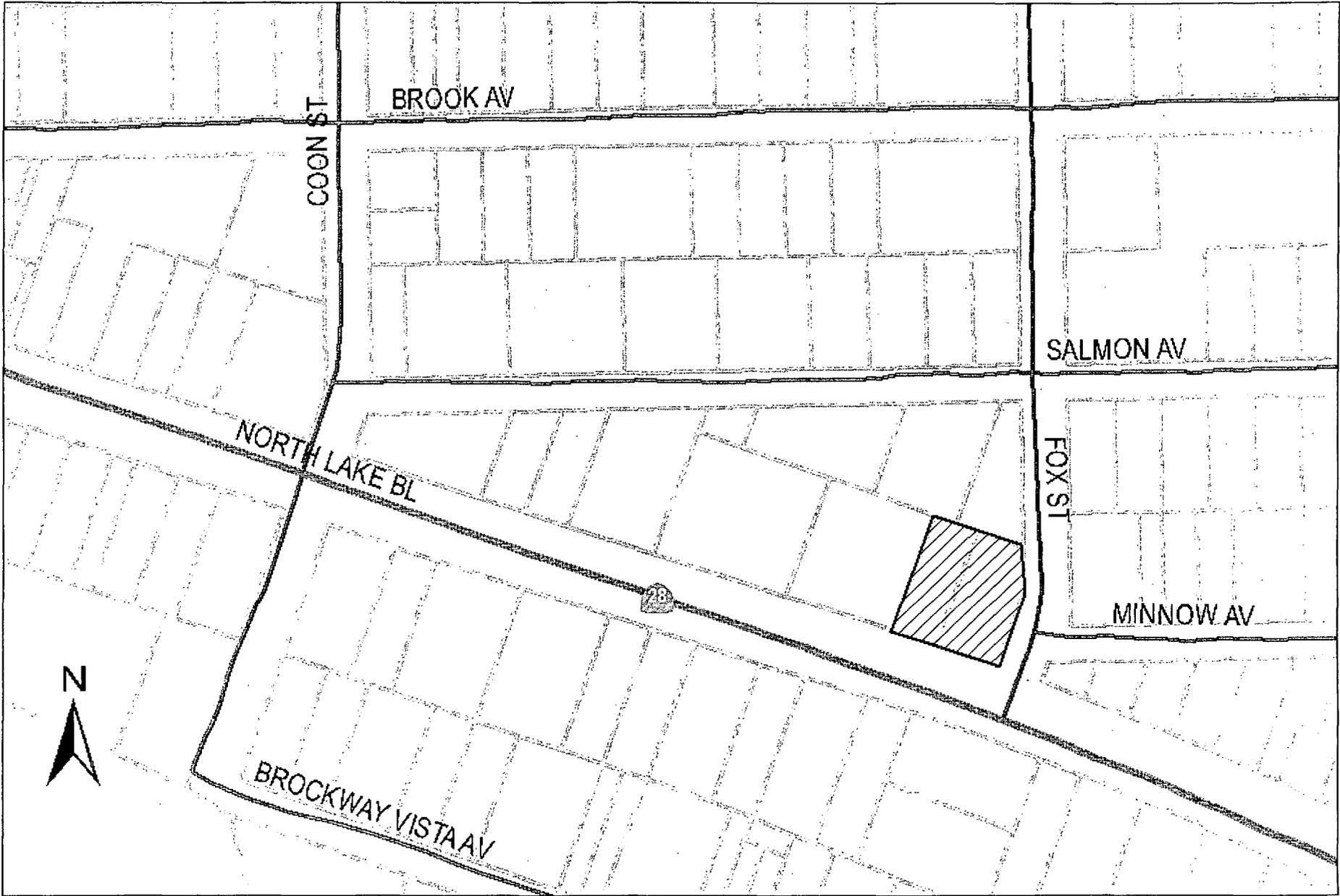
WHEREAS, BB, LLC is the owner of certain real property located within the Project Area at 8697 North Lake Boulevard, Kings Beach, CA, APN's 090-133-010 and 090-133-011 (the Property);

WHEREAS, the Agency is seeking authorization to execute a rental agreement with BB LLC in order to establish a more permanent presence in the Tahoe area, and will further benefit by the use of the associated parking spaces; and

WHEREAS, the proposed actions are taken in furtherance of the Redevelopment Plan and, pursuant to California Environmental Quality Act Guidelines, Section 15301, no environmental review is required for these actions.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the County of Placer that,

1. The Redevelopment Director or designee is authorized to execute a two year Rental Agreement with BLLC for the monthly amount of \$1,500.00.
2. The Redevelopment Director or designee is authorized to pay for owner installed improvements to the building in a not to exceed amount of \$17,000.00.
3. The Redevelopment Director or designee is authorized to execute other related documents necessary to complete the lease agreement along with necessary improvements.



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 **BB, LLC**

