



MEMO

To: NCRA Board of Directors

From: Executive Director Stogner

Date: May 9, 2018

Subject: **Agenda Item F.2 – Discussion and Possible Action Regarding Lease Amendment Willits Redwood Company**

On March 28, the NCRA Property Committee met to consider an amendment to an existing lease with the Willits Redwood Company, which would expand the existing lease by approximately 1.38 acres (from 2.75 acres to 4.13 acres). Willits Redwood Company has proposed payment of \$7,133 per year for the lease which will include payment of an annual COLA.

The Property Committee recommended approval of the proposed lease amendment provided it includes a provision that allows NCRA to revoke the lease if it interferes with the city of Willits' future plans for a trail along the right-of-way in downtown Willits.

Staff Recommendation:

Approve the Property Committee recommendation to increase the lease area and the annual lease amount between NCRA and the Willits Redwood Company from \$4,737 per year to \$7,133 per year, with annual COLA increase, provided proposed lease is compatible with Willits' future plans to construct a trail along the right-of-way in downtown Willits.