



May 10, 2022

Board of Directors  
North Coast Railroad Authority  
c/o Caryl Hart, Chair of the Board, and Mitch Stogner, Executive Director  
419 Talmage Road  
Ukiah, California 95482

Re: Amended License Agreement

Dear Ms. Hart and Mr. Stogner,

As referenced in the letter sent to NCRA, dated 1/4/2019, the City of Ukiah has been very active in developing the "Rail Trail" within the City limits and within the NCRA right-of-way. Ukiah is proud to be the first community to open a segment of the Great Redwood Trail. Our citizens and visitors enjoy the Trail on a daily basis.

As a follow up to previous correspondence on this topic, the City of Ukiah would like to convey its interest in acquiring an **exclusive easement** on the NCRA-owned properties along Mason Street in Ukiah that are immediately adjacent to our rail trail (APNs 002-193-44-00 and 002-151-10-00). These parcels, which have limited development potential due to the history of contamination and the Covenant recorded to memorialize those land use limitations, would provide unique opportunities for amenities along the Great Redwood Trail, including parking, covered seating/picnic area, bicycle racks, and more. These features would significantly enhance the public benefits associated with the Great Redwood Trail. Furthermore, the City understands there are leases on this property for neighboring businesses to utilize the site for parking. We would like to point out that there is an underutilized City owned parking lot within two blocks of these businesses. However, should these incidental hold-over leases stay in effect any revenue generated from the leases would be utilized exclusively for the maintenance of the rail corridor.

The other requested amendment is an extension to the term of the agreement. The original twenty-five-year term terminates in seventeen years. The City continues to aggressively pursue grant funding for property improvements and needs to be able to demonstrate site control for a minimum of thirty years. Therefore, the City is requesting an **extension of the term** for an additional twenty-five years from the expiration of the first term.

Attached to this letter please find the proposed Amendment 1 to the License Agreement dated 12/17/2020 for your review.

Thank you in advance for your consideration of this matter. If you have additional questions or would like to discuss further, I may be reached at [ssangiacomo@cityofukiah.com](mailto:ssangiacomo@cityofukiah.com) or (707) 463-6221.

Sincerely,

A handwritten signature in black ink, appearing to read "Sage Sangiacomo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sage Sangiacomo  
City Manager

ADDENDUM NO. 1 TO AMENDED LICENSE AGREEMENT

CITY OF UKIAH

AND

NORTH COAST RAILROAD AUTHORITY

This Addendum No. 1 (“Addendum”) to the Amended License Agreement (“Agreement”) between the City of Ukiah (“City”) and North Coast Railroad Authority (“NCRA”), dated \_\_\_\_\_, 2022 (“Effective Date”).

1. Section 3 of the Agreement describing USE is amended by adding the following statement to the end of the paragraph;

“Additionally, NCRA grants an exclusive easement to the City for two of the NCRA-owned properties along Mason Street in Ukiah that are immediately adjacent to the rail trail (APNs 002-193-44-00 and 002-151-10-00).”

2. Section 4 of the Agreement describing USE is amended by adding the following statement to the end of the paragraph;

“On August 1, 2039, the term of the Agreement will automatically renew unless sooner terminated. The second term of this Agreement shall be twenty-five (25) years, commencing on August 1, 2039 and, unless sooner terminated or extended as herein provided, terminating on August 1, 2064.”

WHEREFORE, this Addendum is entered on the Effective Date.

Signature page to follow.