



County of Los Alamos

Los Alamos, NM 87544
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Council Meeting Staff Report

October 20, 2020

Agenda No.: B.
Indexes (Council Goals):
Presenters: Katie Thwaites
Legislative File: OR0872-20

Title

Incorporated County of Los Alamos Ordinance No. 701: An Ordinance Authorizing the County Manager or Designee to Execute Subleases for the County-Leased Property Located at 1505 15th Street, Los Alamos, New Mexico.

Recommended Action

I move that Council introduce Incorporated County of Los Alamos Ordinance No. 701: An Ordinance Authorizing the County Manager or Designee to Execute Subleases for the County-Leased Property Located at 1505 15th Street, Los Alamos, New Mexico.

County Manager's Recommendation

The County Manager recommends that Council introduce Incorporated County of Los Alamos Ordinance No. 701.

Body

The County currently leases property at 1505 15th Street, Los Alamos, New Mexico ("Lease") from Nectar Property, LLC ("Lessor"). Lessor owns the building at 1505 15th Street that is situated on land owned by the County and leased to Lessor pursuant to a Ground Lease dated June 28, 2005 ("Ground Lease"), as amended. Pursuant to the Lease, Lessor leases approximately 4343 square feet of space to the County for County business, non-profits, counseling, or other routine functions of the County related to serving the community of Los Alamos. In accordance with the Lease, the County may assign this lease or sublet any portion of the leased premises for use of the premises as defined therein. From time to time, the County desires to sublease portions or rooms of the property at 1505 15th Street to non-profits, counselors or other functions related to serving the community. The County Attorney's Office recommends that an ordinance be introduced by the County Council to authorize the County Manager or designee to execute subleases for the County-leased property located at 1505 15th Street, Los Alamos, New Mexico, also known as "the Nectar Building". The alternative of having each individual lease agreement presented to Council for approval is cumbersome and extremely time-consuming. A copy of the standard Agreement to Sublet approved by the County Attorney's Office is included as Exhibit "A" to Ordinance No. 701.

Attachments

A - Incorporated County of Los Alamos Ordinance No. 701