



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

ITEM DATE: 3/12/2019	ITEM TIME:

FROM:	Ray DuBois, Director, Routt County Public Works
TODAY'S DATE:	3/5/2019
AGENDA TITLE:	Routt County Lease, Search and Rescue Facility located at R&B District 3 Shop

CHECK ONE THAT APPLIES TO YOUR ITEM:
<input checked="" type="checkbox"/> ACTION ITEM
<input type="checkbox"/> DIRECTION
<input type="checkbox"/> INFORMATION

I. DESCRIBE THE REQUEST OR ISSUE:

Routt County Search and Rescue (SAR) requested a renewal of their facility lease with Routt County. A twenty-five (25) year lease between the SAR and Routt County expired on November 30, 2018. An extension of the expired lease was granted by Routt County while the County and the SAR worked out the terms of a new facility lease agreement.

II. RECOMMENDED ACTION (motion):

Approval of and authorization to have Chair sign the Routt County Lease, Search and Rescue Facility between Routt County, Colorado (Landlord) by and through its Board of County Commissioners and Routt County Search and Rescue, Inc., a Colorado nonprofit corporation (Tenant) for a rolling five (5) year period, commencing on December 1, 2018.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):

PROPOSED REVENUE (if applicable): \$1.00 per year
CURRENT BUDGETED AMOUNT: \$ 0
PROPOSED EXPENDITURE: N/A
FUNDING SOURCE: N/A
SUPPLEMENTAL BUDGET NEEDED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

Explanation:

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):

N/A



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V. BACKGROUND INFORMATION:

Routt County ("Landlord") and the Routt County Search and Rescue ("Tenant") entered into a twenty-five (25) year facility lease effective November 30, 1993. The facility lease expired on November 30, 2018.

The leased premises, commonly known as the Search and Rescue Building and more commonly called the Upper Barn by the SAR, is owned by Routt County and is situated at the Routt County Road and Bridge District 3 Shop, County Shop Road, Steamboat Springs, CO.

The SAR building is used to store equipment and supplies owned and used by the SAR.

In the fall of 2018, the SAR board contacted Routt County and stated their desire to renew the facility lease with Routt County. Routt County granted an extension of the lease while the County and the SAR worked out the terms of a new lease.

Members of the SAR met with the Routt County Board of County Commissioners on December 11, 2018, to discuss possible terms for a new lease. The outcome of the December 2018 meeting was that the BCC voiced its collective support for the service that SAR provides, and the BCC directed County staff to draft a new agreement with terms that reflect current issues. The direction given by the BCC included a "rolling five (5) year period" lease term; that is, if either party determines that it does not want to extend the term of the lease, whether it be during or at the end of a rolling five-year period, the lease would terminate five (5) years from the date of the notice to terminate.

VI. LEGAL ISSUES:

Lease agreement terms

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

None noted

VIII. SUMMARY AND OTHER OPTIONS:

The Routt County Search and Rescue (SAR) provides a valuable service for the residents and visitors of Routt County. The SAR Building, aka the Upper Barn, provides a desirable location for the SAR to store necessary search and rescue equipment with very little impact to the operations of the R&B District 3 Shop.

Neither the SAR nor the County has identified an alternate location that will serve the needs of the SAR from logistical and economic viewpoints.