



City of Needles, California Request for City Council Action

CITY COUNCIL NPUA

HACN

Regular Special

Meeting Date: January 27, 2026

Title: City Council Resolution No. 2026-4 Approving a Third Amendment to the Use Permit between the City of Needles and County of San Bernardino for the City-owned property located at 1111 Bailey Avenue and granting authority to the City Manager to execute the agreement.

Background: On May 23, 2023, the City Council approved the Second Amendment to the Use Permit between the City of Needles and the County of San Bernardino for the City-owned property located at 1111 Bailey Avenue (refer to the attached lease), which expanded the leased premises by 321 square feet (approximately 4,005 square feet total in Building "C") and updated the rent, utility reimbursement, and maintenance obligations through October 24, 2025.

On October 23, 2025, the San Bernardino County Sheriff's Department hosted a ribbon cutting ceremony for the remodeled Colorado River Station in Needles, which includes the approximately 4,005-square-foot leased area within Building "C" (refer to the attached floor plan).

The San Bernardino County Sheriff's Department has requested approval of the attached Third Amendment to the Use Permit, which recognizes a holdover period from October 25, 2025 through March 31, 2026, and extends the term for two years from April 1, 2026 through March 31, 2028, with monthly rent set at \$4,636, annual CPI adjustments capped at 3%, and continued Sheriff's responsibility for HVAC maintenance and replacement.

Fiscal Impact: Approval of the Third Amendment will generate \$277,809.29 in lease revenue to the City over the full two-year term (April 1, 2026, through March 31, 2028).

Recommendation: Approve City Council Resolution No. 2026-4 approving the Third Amendment to the Use Permit between the City of Needles and the County of San Bernardino for the City-owned property located at 1111 Bailey Avenue and granting authority to the City Manager to execute the agreement

Submitted By: Patrick Martinez, City Manager

Attachments:

1. Resolution 2026-4 Sheriff Lease Third Amendment
2. Resolution 2023-32 Sheriff Lease Second Amendment
3. Third Amendment to Use Permit (Contract No. 14-47 A-3)
4. Building "C" Floor Plan (Use Area)

City Manager Approval: Patrick J. Martinez Date: 1/21/2026

Other Department Approval (when required): Mark C. DeMay, CGFM Date: 01/22/2026