

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Lease Agreements – 5601 Veterans Parkway
AGENDA SUMMARY:	Approval is requested to authorize the City Manager to negotiate and execute lease agreements for 5601 Veterans Parkway with the State of Georgia, Piedmont Columbus Regional Retail Pharmacy and the Department of Public Health.
INITIATED BY:	Community Reinvestment

Recommendation: Approval is requested to authorize the City Manager to negotiate and execute lease agreements for 5601 Veterans Parkway with the State of Georgia, Piedmont Columbus Regional Retail Pharmacy and the Department of Public Health.

Background: The city has purchased and renovated 5601 Veterans Parkway to be utilized for the location for the Department of Public Health (DPH) and some of the other agencies under the DPH umbrella and related entities. The city would provide space to DPH totaling 23,229-sf and collect rent from the other agencies for 20,146-sf. The common area totaling 16,625-sf would be shared by DPH and other agencies. Each would share in the cost of the common areas based on a percentage of allocated space. It is planned for the clinical services/educational services to relocate to 5601 Veterans Parkway and the residential/business services to remain at 2100 Comer Ave.

Analysis: The agencies utilizing the space will pay rent and are responsible for general maintenance and janitorial of the office space and utilities. The City will provide maintenance of the facility, security, landscape and parking lot upkeep, elevator and alarm services, and vending machines in the staff breakroom

Financial Considerations: The City will collect an estimated \$280,000/year in rent and has budgeted \$225,000 in the FY21 for general maintenance and supplies, elevator and alarm services, and security. The utilities will be passed thru to the tenants based on a percentage of space allocated as well as after hour security costs. Standard hours of operations will be Monday-Friday, 7:30 a.m.-5:30 p.m.

Legal Considerations: Council must approve all lease agreements. The City Attorney will review and approve all documents prior to obtaining signatures.

Recommendation/Action: Approval is requested to authorize the City Manager to negotiate and execute lease agreements for 5601 Veterans Parkway with the State of Georgia, Piedmont Columbus Regional Retail Pharmacy and the Department of Public Health.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL DOCUMENTS RELATED TO THE LEASE AGREEMENTS ON THE PROPERTY LOCATED AT 5601 VETERANS PARKWAY.

WHEREAS, the City is required to provide space for the Department of Public Health, physical health division, per O. C. G. A. 31-3-9; and,

WHEREAS, the City desires to own property to house the physical health division of the Public Health Department in order to ensure control of future annual cost and save an estimated \$2 million over the next 20 years; and,

WHEREAS, the City has purchased and renovated the property located at 5601 Veterans Parkway for the Department of Public Health and other related entities; and,

WHEREAS, the City will lease space to the State of Georgia, Department of Public Health and Piedmont Columbus Regional Retail Pharmacy.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

To authorize the City Manager to negotiate and execute all documents related to the lease agreements on the property located at 5601 Veterans Parkway.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III, Mayor