

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	CCG Employee Health & Wellness Facility Lease Agreement with ROA Investments, LLC, and its assignee, KAGR2 Columbus GA2000, LLC
AGENDA SUMMARY:	Approval is requested to notify ROA Investments, LLC, and its assignee , KAGR2 Columbus GA2000, LLC that the Council does not intend to renew its 5 year lease for medical office space identified as 2000 10 th Avenue, Suite 410 for a CCG Health and Wellness facility when it expires on November 15, 2022 and authorize the City Manager to negotiate a month to month extension of the Lease Agreement, as amended, as needed up to May 31,2023.
INITIATED BY:	Human Resources Department

Recommendation: Approval is requested to notify ROA Investments, LLC, and its assignee , KAGR2 Columbus GA2000, LLC that the Council does not intend to renew its 5 year lease for medical office space identified as 2000 10th Avenue, Suite 410 for a CCG Health and Wellness facility when it expires on November 15, 2022 and authorize the City Manager to negotiate a month to month extension of the Lease Agreement, as amended, as needed up to May 31,2023.

Background: City Council approved a lease agreement on February 5, 2013, with Resolution No. 44-13. At that time the 2000 building was owned by Columbus Regional Healthcare Systems, Inc. In February 2015 the 2000 building was purchased by Physicians Realty Trust, Resolution No. 36-15. In February 2017, with Resolution No. 54-17, the terms and conditions of the lease agreement were amended to incorporate an additional 797 square feet for a total of 2,951 square feet added to the Health and Wellness Center facility, Suite 410. In May 2018, the 2000 building was purchased by ROA Investments, LLC. Effective on January 28, 2022, KAGR2 Columbus GA2000, LLC was assigned the lease of building 2000 that was purchased by ROA Investments, LLC.

The current term of the lease of the premises commenced on November 15, 2017 and ends on November 15, 2022. The staff needs to provide adequate notice to the landlord of our intention not to renew the lease for a new five year term and negotiate the ability to continue the current lease on a month- to- month basis until May 31, 2023, at which time the Health and Wellness Center will relocate to the new City Hall Building.

Financial Considerations: The monthly rental rate for the property lease is \$2,914 including utilities. The lease of the Health and Wellness Center is included in the facility's overall operations costs. The base rent for the month-to-month tenancy will be negotiated, but will not exceed an increase of more than 2.5%

Legal: Authorization of Council is requested to give notice that that it does not intend to renew this rental agreement for another five year term when it expires on November 15, 2022, and to extend this agreement on a month-to-month basis until May 31, 2023.

Recommendation/Actions: The City Manager, Community Reinvestment, Human Resources, and Finance recommend taking the steps necessary to give appropriate notice that upon its expiration on November 15, 2022, it will not be renewed for a five year term, and to negotiate an extension until May 31,2023 on month-to month basis.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROVIDE NOTICE OF NON-RENEWAL OF AND NEGOTIATE A MONTH TO MONTH CONTINUATION OF A LEASE AGREEMENT FOR EMPLOYEE HEALTH AND WELLNESS CENTER OFFICE AND MEDICAL SPACE WITH ROA INVESTMENTS, LLC. AND KAGR2 COLUMBUS, GA, LLC.

WHEREAS, the Columbus Council authorized the opening of an employee health and wellness center; and,

WHEREAS, a site evaluation team reviewed available sites, selecting a suite in the 2000 building medical plaza as the most appropriate site; and,

WHEREAS, the 2000 building located in the medical plaza was purchased by ROA Investments, LLC and they have agreed to continue the current five year lease that existed between the Columbus Consolidated Government and Physicians Realty Trust; and,

WHEREAS, ROA Investments, LLC, has assigned its interests in the current five year lease that exists between the Columbus Consolidated Government and ROA Investments to KAGR2 Columbus GA2000, LLC; and,

WHEREAS, when the lease agreement with ROA Investments, LLC ends on November 15, 2022, the Columbus Consolidated Government would like to continue the lease agreement on a month-to-month basis as needed up to May 31, 2023, at which time the Health and Wellness Center will relocate to the new City Hall Building.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to provide notice that the CCG does not intend to renew its lease agreement for the specified medical/office space identified as 2000 Tenth Avenue, Suite 410 when it expires on November 15, 2022.

That the City Manager is also authorized to negotiate a continuation of the Lease Agreement on a month-to-month basis up to and including May 31, 2023.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ day of May 2022 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 Tucker	voting	_____
Councilor Thomas	voting	_____
Councilor Woodson	voting	_____

Sandra T. Davis, Clerk of Council

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