



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, May 11, 2022

SUBJECT: Consideration of Document No. 2022-311, First Amendment to a Lease with St. Charles Health System, at 244 NW Kingwood Avenue, in Redmond

RECOMMENDED MOTION:

Move approval of Document No. 2022-311, a First Amendment to a Lease

BACKGROUND AND POLICY IMPLICATIONS:

In July 2021, Deschutes County purchased the Redmond property at 244 N. W. Kingwood Avenue, and assumed a lease with St. Charles Health System, Inc., (Assignment and Assumption of Lease Document No. 2021-527). The assumed lease was for 1,850 square feet of finished space and 910 square feet of unfinished space, for a total of 2,760 square feet (Suite C). On March 1, 2022, St. Charles Health System, Inc., requested a reduction to the lease of the unfinished space, beginning April 1st. The current cost per foot of \$1.60 per square foot is unchanged.

The additional 910 square feet will be incorporated into the Behavioral Health program, allowing for additional office and conference room space.

The current lease expiration date is June 30, 2024, with an additional (3) three year option to extend the lease to June 30, 2027.

BUDGET IMPACTS:

Lease will be reduced to \$2,960 per month from the current monthly amount of \$4,415.97. The CAMs payment amount of \$536.40 per month remains unchanged.

ATTENDANCE:

Kristie Bollinger, Property Manager