



Legislation Text

File #: 19-5239, Version: 2

Title:

Amended and Restated Lease - MEDIC Headquarters

Summary

ACTION:

- 1. Authorize the County Manager to negotiate and execute all documents necessary for an amended and restated lease agreement between Mecklenburg County and the Mecklenburg Emergency Medical Services Agency ("MEDIC")**
- 2. Recognize, receive and appropriate \$595,000 from MEDIC for routine/preventive maintenance, repair costs, utilities for partial year, and connectivity costs incurred by Mecklenburg County in Fiscal Year 2019**

Staff Contact: Mark Hahn, AIA, Director of Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

In December 2017, the Board of County Commissioners authorized the County Manager to negotiate and execute a lease with MEDIC for their new headquarters location at 4425 Wilkinson Blvd. The original lease included rent at \$1/year with the County providing facility maintenance services. Based on the structure of the FY19 budget for MEDIC, which included maintenance costs from the former leased location on Statesville Road, it was decided that the lease should be amended to have MEDIC pay the County directly for the cost of maintenance services.

The major business terms of the lease are very similar to the original lease, except for the change in rent payment as follows:

Location - 4425 Wilkinson Blvd., Charlotte, NC 28208

Lease Commencement - Amended lease will be effective for fiscal year 2019 (Medic will pay rent for full current fiscal year)

Term - One (1) year with automatic renewals of one (1) year periods

Rent - Total cost of monthly routine/preventive maintenance and all expenses incurred by Mecklenburg County for repairs (including retroactive payment for costs from July 1, 2018 to commencement of new monthly rent payments)

Permitted Uses - Solely for the operation of an emergency medical services agency and related uses

Maintenance - The County will provide for routine/preventive maintenance and repairs (for which MEDIC will pay expense as rent). The County will be responsible for all capital repair items exceeding \$25,000. MEDIC is responsible for maintenance of certain agency-specific items such as specialized equipment and some janitorial items.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

Increase of \$595,000 revenue and expense