

07/10/2012

Resolution

420-2012

RESOLUTION NO. 420 2012

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE URBAN COUNTY GOVERNMENT, TO EXECUTE A LEASE AGREEMENT WITH T. WARFIELD KINKEAD, FOR THE COMMUNITY ALTERNATIVE PROGRAM AND THE PARTNERS FOR YOUTH PROGRAM, AT A COST NOT TO EXCEED \$34,500.00.

BE IT RESOLVED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

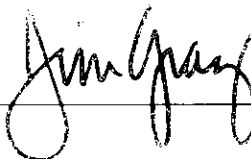
Section 1 - That the Mayor, on behalf of the Lexington-Fayette Urban County Government, be and hereby is authorized to execute the lease agreement, which is attached hereto and incorporated herein by reference, with T. Warfield Kinkead, for the Community Alternative Program and the Partners for Youth program.

Section 2 - That an amount, not to exceed the sum of \$34,500.00, be and hereby is approved for payment to T. Warfield Kinkead, from account #1101-505001-71302, pursuant to the terms of the agreement.

Section 3 - That this Resolution shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: July 10, 2012

MAYOR



ATTEST:


CLERK OF URBAN COUNTY COUNCIL



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Master

File Number: 0604-12

File ID: 0604-12	Type: Agenda Item	Status: Draft
Version: 1	Contract Number:	In Control: General Services
Division: General Services	Cost:	File Created: 05/30/2012
File Name: Lease agreement - 350 East Main Street		Final Action:

Title: Request Council authorization to enter into a lease agreement with T. Warfield Kinkead for space located at 350 East Main Street to house the Community Alternative Program (CAP) and the Partners for Youth program. The agreement will be for three (3) years, effective June 1, 2012 and ending May 31, 2015 with an option of automatic extension for two (2) additional one (1) year terms.

Notes: Lease agreement with T. Warfield Kinkead for approximately 4,961 S/ft of space at 350 East Main Street.

Code Sections:	Agenda Date:
Indexes:	Agenda Number:
Sponsors:	Enactment Date:
Attachments: LEASE AGREEMENT OVERVIEW - 350 E Main - T. Warfield Kinkead.doc, Memorandum - Lease for 350 East Main Street - FY2013.doc, Lease Agreement - 350 East Main St.rtf	Enactment Number:
Contact:	Hearing Date:
Drafter: Rick Caldwell	Effective Date:

Approval History

Version	Date	Approver	Action

History of Legislative File

Ver- sion	Acting Body	Date	Action	Sent To	Due Date	Return Date	Result

Text of Legislative File 0604-12

Title

Request Council authorization to enter into a lease agreement with T. Warfield Kinkead for space located at 350 East Main Street to house the Community Alternative Program (CAP)

and the Partners for Youth program. The agreement will be for three (3) years, effective June 1, 2012 and ending May 31, 2015 with an option of automatic extension for two (2) additional one (1) year terms.

Summary

Request Council authorization to enter into a lease agreement with T. Warfield Kinkead for space located at 350 East Main Street to house the Community Alternative Program (CAP) and the Partners for Youth program. The agreement will be for three (3) years, effective June 1, 2012 and ending May 31, 2015 with an option of automatic extension for two (2) additional one (1) year terms.

Budgetary Implications: Yes

Advance Document Review:

Fully Budgeted: Yes

Account Number: 1101-505001-5011-71302

This Fiscal Year Impact: \$6,875.00

Annual Impact: \$34,500.00

Project:

Activity:

Budget Reference:



Lexington-Fayette Urban County Government
DEPARTMENT OF GENERAL SERVICES

Jim Gray
Mayor

Sally Hamilton
Commissioner

MEMORANDUM

TO: Mayor Jim Gray
Urban County Council

FROM: Sally Hamilton
Commissioner of General Services

DATE: May 30, 2012

RE: Lease Agreement with T. Warfield Kinkead for space located at 350 East Main Street

I am requesting Urban County Council approval to enter into a lease agreement with T. Warfield Kinkead for space located at 350 East Main Street in Lexington. The area is located on the first floor of the building and consists of approximately 4,961 S/ft of space. The Community Alternative Program (CAP) will relocate to this location along with the Partners for Youth Program.

The term of this agreement will be for a period of thirty-six (36) months, beginning June 1, 2012 and ending on May 31, 2015. The lease may be extended for two (2) additional terms of one (1) year each with the second and final term ending on May 31, 2017.

LEASE AGREEMENT OVERVIEW

LFUCG IS LESSOR

Occupant: Lexington Fayette Urban County Government

Location: Site will house the Community Alternative Program (CAP) and Partners for Youth Program

Address: 350 East Main Street

Owner: T. Warfield Kinkead

OVERVIEW	
S/ft of leased space	4,961
S/ft of shared space (LFUCG's pro-rata share)	0
Total S/ft Leased Space	4,961
YEAR 1 OVERVIEW	
LFUCG annual share of utilities (cost established at \$375.00 per month)	\$4,500.00
LFUCG annual rent (approx. \$6.047 S/ft)	\$30,000.00
TOTAL ANNUAL RENT & UTILITIES	\$34,500.00
YEAR 2 OVERVIEW	
LFUCG annual share of utilities (cost established at \$375.00 per month)	\$4,500.00
LFUCG annual rent (approx. \$10.583 S/ft)	\$48,000.00
TOTAL ANNUAL RENT & UTILITIES	\$52,500.00
Year 3 OVERVIEW	
LFUCG annual share of utilities (cost established at \$375.00 per month)	\$4,500.00
LFUCG annual rent (approx. \$10.583 S/ft)	\$48,000.00
TOTAL ANNUAL RENT & UTILITIES	\$52,500.00

JUSTIFICATION FOR LEASE

The Division of Emergency Management (DEM) is currently being relocated to the now-vacant LFUCG-owned facility located at 115 Cisco Road (aka Old Youth Detention Center).

DEM, CAP and the Partners for Youth Programs are currently housed in a leased facility consisting of approximately 15,868 S/ft of space with an annual rental rate of approximately \$126,944.00 per year (utilities & O&M not included).

Relocation of the occupants will reduce the current annual rent expenditure to a 3-year average annual rate of \$42,000.00 (utilities & O&M not included).

Projected annual rent savings of \$84,900.00 (utilities & O&M not included).

Decreasing the amount of leased space from 15,868 to 4,961 S/ft (-10,907 S/ft).