

LEASE AGREEMENT OVERVIEW

Occupant: NAMI Lexington (KY), Inc.
 Location: Black & Williams Neighborhood Center
 Address: 498 Georgetown Street

OVERVIEW	
S/ft of space occupied	795
S/ft of shared space (occupant's pro-rata share)	0
Total S/ft	795
Annual pro-rata share of utilities, O&M and CIP (approx. \$6.05 S/ft)	\$4,809.72
Annual base (approx. \$3.75 S/ft)	\$2,981.28
Established Annual Fair Market Value (\$/ft)	\$9.80
Annual Fair Market Value (FMV) of Space	\$7,791.00
Recommended Annual Adjustment to FMV	-\$2,981.28
RECOMMENDED ANNUAL RENTAL RATE	\$4,809.72
Current annual rental rate	\$3,767.96
Difference	\$1,041.76

JUSTIFICATION FOR WAIVER

Commissioner Chris Ford recommends that NAMI pays an adjusted annual rental rate of \$4,809.72 that covers their pro-rata share of utilities, O&M and CIP.

- The agency has been in service for more than 31 years
- NAMI is a private, non-profit 501(c)3 agency with a projected annual budget of about \$664,000 dollars
- Their mission is to provide community outreach and the Black & Williams Community Center is in close geographic proximity to ESH and Bluegrass Regional Mental Health Board
- The agency meets Urban County need and provides an integral service
- The Department of Social Services' mission is to provide an easily accessible system of human services programs and they do not provide direct assistance for clients/families dealing with mental illness
- This agency currently receives no partner agency funding from LFUCG's Department of Social Services nor federal pass-through funds from the Division of Grants & Special Projects