

Item #: _____

Moved by: _____

Prepared by: Kathy Williams

Seconded by: _____

Reviewed by : Lee Hopson

RESOLUTION APPROVING A FOUR YEAR LEASE AGREEMENT BETWEEN IR-LIPSCOMB & PITTS BUILDING LLC AND SHELBY COUNTY GOVERNMENT, ON BEHALF OF THE DELTA COMMISSION ON AGING D/B/A AGING COMMISSION OF THE MID-SOUTH FOR THE PERIOD BEGINNING JULY 1, 2016 THROUGH JUNE 30, 2020, FOR OFFICE SPACE ON THE NINTH AND TENTH FLOORS AT 2670 UNION AVENUE EXTENDED, MEMPHIS, TENNESSEE 38112 IN AN ANNUAL AMOUNT NOT TO EXCEED \$204,270.00 WITH A \$.50/PSF ESCALATION PER YEAR, OF WHICH REQUIRES THE EXPENDITURE OF STATE GRANT FUNDS IN THE AMOUNT OF \$97,028.00 AND FEDERAL GRANT FUNDS IN THE AMOUNT OF \$107,242.00. SPONSORED BY COMMISSIONER WALTER L. BAILEY, JR.

WHEREAS, The City of Memphis by ordinance and Shelby County by resolution, established the Delta Commission on Aging which has formally changed its name to the Aging Commission of the Mid-South (hereinafter "Aging Commission") by County resolution; and

WHEREAS, The principal office for the Aging Commission, administered through the Shelby County Division of Community Services, is located at 2670 Union Avenue Extended, and the Aging Commission has maintained its operations at said location for the past 20 years; and

WHEREAS, The Aging Commission desires to continue leasing space on the ninth and tenth floors totaling 13,618 of rentable square feet of said office space for an additional four (4) year period commencing July 1, 2016 and expiring June 30, 2020, under the terms and conditions of the lease agreement attached as "Exhibit A"; and

WHEREAS, The cost per month for said space will be \$17,022.50 for a total not to exceed \$204,270.00 for the initial year with the annual rental for each succeeding year being adjusted in accordance with the terms stated in "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the four year lease agreement for the period of July 1, 2016 through June 30, 2020 in an amount not to exceed \$857,934.00 between Shelby County Government, on behalf of the Aging Commission of the Mid-South, and IR-Lipscomb & Pitts Building LLC to lease approximately 13,618 square feet of office space at 2670 Union Avenue Extended, Memphis Tennessee, 38112 for general office purpose, under the terms and conditions stated in the aforementioned lease agreement, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

BE IT FURTHER RESOLVED, That the County Mayor is hereby authorized to execute said lease agreement on behalf of Shelby County Government and other documents as may be necessary consistent with the purpose herein, an executed copy of which shall be placed on file in the Contract Administration Department.

BE IT FURTHER RESOLVED, That State Grant Funds in the amount of \$97,028.00 and Federal Grant Funds in the amount of \$107,242.00 are hereby approved and the Purchasing Department is authorized to issue purchase orders to IR-Lipscomb & Pitts Building LLC from the FY 2017 Operating Budget, Account Nos. 410-481751-6714, 410-481742-6714, 410-481751-6714, 585-

481742-6714, 585-481764-6714, 585-481702-6714, subject to the availability of funds in the accounts at the time the purchase orders are issued.

BE IT FURTHER RESOLVED, That the annual expenditures approved herein shall be contingent upon the adoption of the FY2017 Operating Budget by the Shelby County Board of Commissioners, and thereafter subject to the annual appropriation of funds for the corresponding fiscal operating year through June 30, 2020.

BE IT FURTHER RESOLVED, That the County Mayor and the Director of Administration and Finance be and are hereby authorized to issue their warrant or warrants to IR-Lipscomb & Pitts Building LLC in an amount not to exceed \$204,270.00, and to take proper credit in their accounting therefor.

BE IT FURTHER RESOLVED, That this resolution shall become effective in accordance with the Shelby County Charter, Article II, § 2.06(B).

Mark H. Lutrell, Jr.
Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED: _____