



Legislation Text

File #: AI 13-2321, **Version:** 1

Consider recommendation from EAA staff to approve a lease agreement with Concept General Contracting, Inc., for the EAA property located at 1610 N. St. Mary's St.

STAFF RECOMMENDED MOTION:

Move the board approve a lease agreement between the EAA and Concept General Contracting, Inc., for the EAA property located at 1610 N. St. Mary's St. from February 11, 2020 through February 11, 2021, and authorize the General Manager to execute all necessary documents.

SUMMARY:

The purpose of this agenda item is for the board to consider an EAA staff recommendation to approve a lease agreement with Concept General Contracting, Inc., for 12 months for the EAA property located at 1610 N. St. Mary's St.

Concept General Contracting is the general contractor constructing a building on nearby Jones St. Concept contacted the EAA to gauge interest in a temporary lease that would enable the builder to stage equipment during the construction phase of this project. EAA staff subsequently reached out to other property owners in the area that have leased land for construction staging purposes to determine a fair and equitable lease price.

Under the terms of this agreement, the tenant, Concept General Contracting, Inc., will pay to the EAA the sum of \$3,500 per month for the term of this lease. The tenant is responsible for all other expenses and must carry the EAA as a named insured, at the tenant's expense, on a liability policy during the term of this lease. It is anticipated that construction for the project Concept General Contracting is undertaking will last 10 months, however, the 12-month term accounts for unanticipated delays that may occur during this construction.

Attached to this summary is a parking lot lease agreement between the EAA and Concept General Contracting, Inc., that has been developed and reviewed by legal counsel.

STRATEGIC PLAN REFERENCE:

This agenda item does not relate to a specific goal within the Strategic Plan, but supports the general EAA mission.

FISCAL IMPACT:

The tenant, Concept General Contracting, Inc. will pay to the EAA the sum of \$3,500 per month during the terms of this lease agreement.