

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute a twenty-five year lease with one ten-year option to extend, with the City of Independence, Missouri, for the furnishing to the City of office space located in the Historic Truman Courthouse located at 102 North Main Street, Independence, Missouri, for rents payable to the County.

RESOLUTION NO. 17995, October 8, 2012

INTRODUCED BY Scott Burnett, County Legislator

WHEREAS, the City of Independence desires to utilize office space in the Historic Truman Courthouse located at 102 North Main Street, Independence, MO, upon the completion of renovation of the courthouse; and,

WHEREAS, the lease agreement negotiated and agreed to with the City will provide 1,915 square feet of office space, access to common areas, and janitorial services for an annual payment to the County in the amount of \$5,400.00, plus a prorated share of the utility costs; and,

WHEREAS, under the lease agreement, a portion of the rent will increase annually based up the Kansas City Consumer Price Index or three percent, whichever is less; and,

WHEREAS, with County approval, the City may make its own tenant improvements to its leased space; and,

WHEREAS, this lease agreement is in the best interest of the health, safety, and welfare of the citizens of Jackson County; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute the attached lease agreement with the City of Independence, Missouri; and,

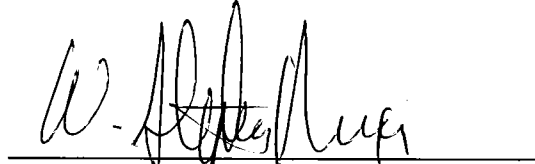
BE IT FURTHER RESOLVED that the Director of Finance and Purchasing is authorized to make all arrangements necessary for acceptance of the lease payments from the City of Independence.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 17995 of October 8, 2012, was duly passed on October 15, 2012 by the Jackson County Legislature. The votes thereon were as follows:


Yeas 9

Nays 0

Abstaining 0

Absent 0

10-15-12
Date



Mary Jo Spino, Clerk of Legislature

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/~~Ord~~ No.: 17995

Sponsor(s): Scott Burnett

Date: October 8, 2012

SUBJECT	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>A RESOLUTION APPROVING A LEASE BETWEEN JACKSON COUNTY AND THE CITY OF INDEPENDENCE FOR SPACE AT THE HISTORIC TRUMAN COURTHOUSE.</u></p>												
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="329 558 1206 873"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> </tr> <tr> <td></td> <td>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT		TO ACCT
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	TO ACCT												
PRIOR LEGISLATION	<p>Prior ordinances and (date): N/A</p> <p>Prior resolutions and (date): N/A</p>												
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Shelley Kneuvean, Chief Operating Officer</p>												
REQUEST SUMMARY	<p>Attached is a final lease negotiated with the City of Independence for space within the Historic Truman Courthouse, located at 102 North Main Street, Independence, Missouri. Once the current remodel project is complete and the premise is available for occupancy, the twenty-five year lease will provide 1,915 square feet of space, access to common areas and janitorial services for annual payment to the County of \$5,400 plus a prorated share of utilities. A portion of the rent will increase annually by the Kansas City metropolitan CPI or 3%, whichever is less. With County approval, the City may make tenant finish improvements to the leased space.</p> <p>The lease provides for an additional term of ten (10) years at the end of the current term.</p>												
CLEARANCE	<p><input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)</p>												

ATTACHMENTS	Lease between Jackson County and the City of Independence	
REVIEW	Department Director:	Date:
	Finance (Budget Approval) <i>If applicable</i> <i>N/A</i>	Date: <i>10-4-12</i>
	Division Manager: <i>Michael S. Ball</i>	Date: <i>10/4/12</i>
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.