



Department Source: Economic Development

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: Amendment to a Property Management Agreement for Property Located at 2810 LeMone Industrial Boulevard

Executive Summary

Authorize the City Manager to execute an Amendment to a Property Management Agreement on the City of Columbia owned property at 2810 LeMone Industrial Boulevard.

Discussion

With the passage of Ordinance 020633 by City Council on May 24, 2010, the City of Columbia assumed the obligations under a Property Management Agreement between Wilgate-LDC Management, LLC and the Columbia Area jobs Foundation (CAJF) for the facility located at 2810 LeMone Industrial Boulevard. This property has been leased by International Business Machines Corporation (IBM) since 2010, and IBM recently signed a three-year lease extension, with two additional one-year options. The original Property Management Agreement between Wilgate-LDC Management, LLC and CAJF expires on December 31, 2020, and a new Property Management Agreement will need to be in place to perform the extensive property management duties required by IBM Corporation during their extended lease term.

The IBM operation in Columbia was designed to be an operation with higher security due to the sensitive IT client work that is performed in such areas as cybersecurity, data storage and management, and project management. Over the past 10 years, vendor and subcontractor agreements and financial systems have been put in place through an extensive approval process between IBM and Wilgate-LDC Management LLC.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Economy, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
08/17/2020	R99-20 Authorizing the City Manager to execute an amendment to an extended lease agreement with International Business Machines Corporation (IBM) on the City of Columbia owned property at 2810 LeMone Industrial Boulevard.

Suggested Council Action

Approve the resolution authorizing the City Manager to execute a Property Management Agreement Amendment with Wilgate-LDC Management, LLC for property management services for 2810 LeMone Industrial Boulevard.