



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: Lease and Agreement for Space in the Fifth Street and Walnut Street Parking Garage

Executive Summary

Authorizing the City Manager to execute a lease and agreement with Regional Economic Development Incorporated (REDI) for the lease of space in the Fifth Street and Walnut Street Parking garage for a 60-month period effective October 1, 2020.

Discussion

REDI currently occupies three suites totaling approximately 5,954 square feet of the improved office space in the Fifth Street and Walnut Street parking garage. The original lease agreement between REDI and the City of Columbia was entered into on December 1, 2011 for a seven year period. With the expiration of that lease, staff requests that Council authorize the City Manager to execute a new lease and agreement for a 60 month period beginning on October 1, 2020. REDI may, at its option, renew the lease for one additional 60 month term ending on September 30, 2030. The total initial annual rent shall be \$47,958.00, which may be increased up to 2% for the preceding year, effective October 1st of each year beginning in 2021.

As outlined in the lease and agreement, REDI will be responsible for the following:

- payment of all monthly utilities (water, sewer, electric, gas, telephone and internet)
- routine operational costs including janitorial, paper supplies, light bulb replacement
- maintenance and repair costs related to personal equipment such as phones copiers, computers
- maintenance of leased premises at all times in a safe, neat an attractive condition
- repair of damages to premises caused by its employees, patrons or visitors
- maintenance and repair costs for any improvements and facilities constructed

It shall be the sole responsibility of REDI to maintain and repair the remaining entirety of the leased premises at their sole cost and expense up to \$1,000 annually. This repair cap includes HVAC, lighting fixtures installed by the City, and electrical and plumbing improvements installed by the City.

Fiscal Impact

Short-Term Impact: REDI will pay the City \$47,958.00 annually for their leased space, which may be increased up to 2% for the preceding year, effective October 1st of each year beginning in 2021.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Long-Term Impact: The lease is for a 60 month period which may be increased up to 2% each year.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
12/19/2011	B350-11 Authorizing an agreement with Regional Economic Development Incorporated (REDI) for the lease of space in the Fifth Street and Walnut Street Parking Garage.

Suggested Council Action

Pass the ordinance authorizing the City Manager to execute a lease and agreement with Regional Economic Development Incorporated (REDI) for the lease of space in the Fifth Street and Walnut Street Parking garage.