

RESOLUTION

NO: 2020-09-210

LIVINGSTON COUNTY

DATE: September 9, 2020

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**Resolution Authorizing the Business Property Lease Agreement with Country Corners Shopping Center, L.L.C. for the Livingston County Veteran Services Office to Occupy the North Facing 3,020 sq. ft. of 4050 E. Grand River, Howell, MI 48843**

**WHEREAS,** Livingston County Veterans Services has a need for a larger office area; and

**WHEREAS,** the current Veteran Services office space is not adequate to accommodate the growth of staff and new programs; and

**WHEREAS,** Livingston County Veteran Services and Country Corners Shopping Center, LLC. have negotiated a lease for Veteran Services to occupy 3,020 sq. ft. at 4050 E. Grand River, Howell, MI 48843; and,

**WHEREAS,** the 10 year lease has a monthly rate of \$3,649.17, annual first year cost of \$43,790.04, with set annual increases; and

**WHEREAS,** the lease provides that the tenant will pay its pro rata share of taxes, insurance, heating, cooling and electric during the term of the lease. Landlord will maintain in good condition and order, the parking areas and landscaped areas including the maintenance of ground surfaces, exterior trash and debris removal, snow removal and lighting; and

**WHEREAS,** MVAA grant funding will be used to defray lease costs until 2022, then millage funding will be used; and

**WHEREAS,** the lease has an “opt-out” clause after year 5 if the millage is not renewed; and

**WHEREAS,** the lease is effective on or about November 1<sup>st</sup>, 2020.

**THEREFORE BE IT RESOLVED** that the Livingston County Board of Commissioners approves a Business Property Lease Agreement with Country Corners Shopping Center LLC, with a term commencing on or near November 1, 2020 and continuing to January 31, 2031 for 3,020 sq. ft. at 4050 E Grand River Ave., Howell, MI 48843 at a rate of \$3,649.17 per month during the first year, with annual adjustments as provided in the terms of the lease.

**BE IT FURTHER RESOLVED,** that the Chair of the Livingston County Board of Commissioners is authorized to sign said lease and renewals with the Country Corners Shopping Center, L.L.C. upon review and approval of Civil Counsel.

**BE IT FURTHER RESOLVED** that the Livingston County Board of Commissioners authorize any necessary budget amendments to effectuate the above.

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**MOVED:**

**SECONDED:**

**CARRIED:**