

RESOLUTION

NO: 2021-02-023

LIVINGSTON COUNTY

DATE: February 8, 2021

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**Resolution Authorizing with Contingencies, the County to Let 5,000 sq. ft. of Office Space at 1420 Lawson Dr., Howell, MI 48843 on Behalf of the Veterans' Services Department**

**WHEREAS,** Livingston County Veterans' Services Department ("Veterans' Services") has a need for a larger, accessible and centrally office area so as to better serve and provide services to Livingston County Veterans; and

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

**WHEREAS,** Veterans' Services and Genoa Investment, LLC. have discussed and negotiated essential terms of for Veterans' Services to occupy 5,000 sq. ft. at 1420 Lawson Dr., Howell, MI 48843, (formerly Iron Grip Ninja leasehold); and

**WHEREAS,** the proposed essential terms are:

- a. a 5-year lease with one (1) 5-year option to renew the leasehold;
- b. a monthly rate of \$3,750 per month plus NNN (taxes, insurance and maintenance) [annual first year cost of \$45,000 plus NNN (taxes, insurance and maintenance)];
- c. a 2% annual increase in the base rental rate;
- d. the obligation to pay, on a pro rata share, taxes, insurance, heating, cooling, common element maintenance and improvements, and electric during the lease term;
- e. the County would be responsible for buildout costs of the leased space for the intended use; and

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

**WHEREAS,** the lease would commence on or about March 1, 2021; and

**WHEREAS,** the Veterans Services Committee recommends to the Board of Commissioners the leasing of such office space contingent upon review and approval of County Facilities, or its designee, of the leasehold and its systems; with NNN costs not to exceed \$5 sq. ft. per year; and upon review and approval of Civil Counsel of a final lease agreement form after consultation with the Committee.

**THEREFORE BE IT RESOLVED,** that the Livingston County Board of Commissioners concurs with the Veteran's Services' Committee recommendation and authorizes the County to negotiate and to enter into a Lease Agreement with Genoa Investment, LLC to occupy 5,000 sq. ft. at 1420 Lawson Dr., Howell, MI 48843 incorporating the above essential terms and the above contingencies recommended by the Veterans' Services Committee, and in a form approved by Civil Counsel after consultation with the Committee.

**BE IT FURTHER RESOLVED** that the Chairman of the Livingston County Board of Commissioners is authorized to sign all forms, assurances, contracts/agreements, renewals and future amendments for monetary and contract language adjustments related to the above upon review and/or preparation 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: