

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: March 23, 2015 AGENDA ITEM NUMBER: 10

### SUBJECT:

REVISED RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN FORSYTH COUNTY AND THE STATE OF NORTH CAROLINA, ON BEHALF OF ITS DEPARTMENT OF PUBLIC SAFETY, JUVENILE JUSTICE DIVISION FOR LEASE OF 863 SQUARE FEET OF COUNTY OWNED PROPERTY LOCATED AT 120 WEST THIRD STREET (OLD SHERIFF'S BUILDING), WINSTON-SALEM, N.C. PURSUANT TO THE PROVISIONS OF N.C.G.S. 160A-274

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

### SUMMARY OF INFORMATION:

The State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division proposed to lease 950 square feet of County owned space located at 120 West Third Street (Old Sheriff's Building) beginning on March 1, 2015 for an agreed upon rental rate of \$10 (ten dollars) per square foot.

The Forsyth County Board of Commissioners adopted a Resolution authorizing execution of the lease on January 26, 2015. Due to changes in the specific offices leased and the measurements of these spaces, the actual square footage of the lease area is now 863 square feet. The rental rate remains the same; the total rent to be paid to the County for the leased space (863 square feet) is \$8,630 per year, payable in monthly installments of \$719.17.

All other terms remain the same: the initial term of the lease will be three years expiring on February 28, 2018.

ATTACHMENTS:-  YES  NO

SIGNATURE: *J. Dudley Watts, Jr.* DATE: March 17, 2015  
COUNTY MANAGER

**REVISED RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN FORSYTH COUNTY AND THE STATE OF NORTH CAROLINA, ON BEHALF OF ITS DEPARTMENT OF PUBLIC SAFETY, JUVENILE JUSTICE DIVISION FOR LEASE OF 863 SQUARE FEET OF COUNTY OWNED PROPERTY LOCATED AT 120 WEST THIRD STREET (OLD SHERIFF'S BUILDING), WINSTON-SALEM, N.C. PURSUANT TO THE PROVISIONS OF N.C.G.S. 160A-274**

**WHEREAS**, on January 26, 2015, the Forsyth County Board of Commissioners adopted a Resolution authorizing execution of a lease agreement between Forsyth County and the State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division for the lease of 950 square feet; and

**WHEREAS**, due to changes in the office space and revised measurements, the lease agreement has been revised to include 863 square feet; and

**WHEREAS**, the State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division desires to lease a 863 square foot portion of a building owned by Forsyth County located at 120 West Third Street, Winston-Salem, N.C. (Old Sheriff's Building), for a three year term at an annual rent of \$8,630 for the purpose of providing public safety programs to the citizens of the State of North Carolina; and

**WHEREAS**, the County staff reports that the County does not have a need for the property for County purposes during the term of the proposed lease and recommends that the Forsyth County Board of Commissioners authorize execution of the lease; and

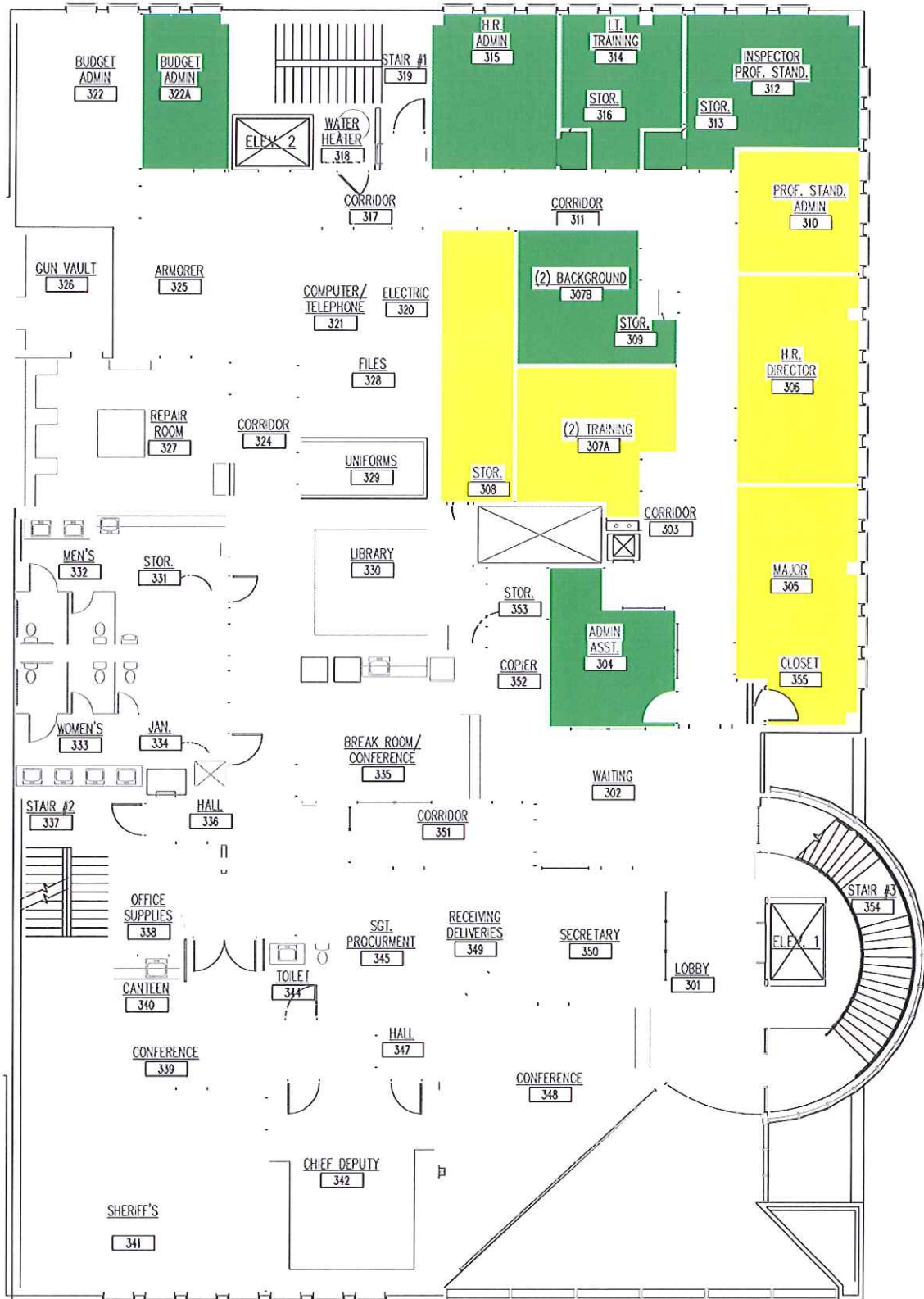
**WHEREAS**, N.C.G.S. 160A-274 authorizes any governmental unit to lease to any other governmental unit any interest in real property upon such terms and conditions as it deems wise, with or without consideration upon action by the governing body of the governing unit;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby determines that the above-described property which is the subject of the proposed Lease Agreement between Forsyth County and the State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division, will not be needed by the County for County purposes during the term of the proposed three year lease.

**BE IT FURTHER RESOLVED** that Forsyth County is hereby authorized to lease the above-described real property to the State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division at the consideration provided herein pursuant to the provisions of N.C.G.S. 160A-274.

**BE IT FURTHER RESOLVED** that the Chairman or County Manager and the Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a Lease Agreement of the above-described property with the State of North Carolina, on behalf of its Department of Public Safety, Juvenile Justice Division, for a three year term, beginning March 1, 2015, at an annual rent of \$8,630, payable in monthly installments of \$719.17, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this the 23<sup>rd</sup> day of March 2015.



 SHERIFF ADMINISTRATION BUILDING  
 THIRD LEVEL FLOOR PLAN  
 ■-Probation & Parole  
 ■-DPS 1  
 ■-Alcohol Chemical Dependency Program  
 ■-Juvenile Justice

Scale 3/32"=1' When Plotted on 11X17