


Memorandum



Date: December 6, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Supplemental Information to Lease Agreement with His House, Inc.

Supplement to
Agenda Item No. 8F16

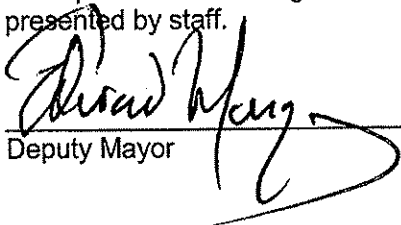
The item before the Board of County Commissioners (Board) authorizes the execution of a Lease Agreement for His House, Inc. to utilize 16 County-owned buildings at 20600 NW 47 Avenue for child welfare and training programs. The lease agreement, which will last for one year and includes the option for one additional one-year renewal period, replaces one lease for one building, which expires December 7, 2011; a second lease for 13 buildings; which expires January 31, 2012; and a Permit Agreement for two buildings that expires February 1, 2012.

At the November 8, 2011 meeting of the Internal Management and Fiscal Responsibility Committee, Commissioner Barbara J. Jordan offered an amendment, which was incorporated into the item, to require that His House, Inc. submit to the County within 180 days of the Board's approval of the Lease Agreement a Relocation Plan to include:

- Identification of alternate sites that are available for His House, Inc. to continue its operations and programs once its lease with the County expires or terminates;
- Evidence of communications with potential landlords or owners of property to be leased or purchased by His House, Inc. for its relocation;
- Identification of funds already obtained, committed, or identified to be used in the relocation of His House, Inc. and for its new site; and
- Fundraising efforts performed or planned by or on behalf of His House, Inc. for its relocation and new site, including in-kind services such as architectural or construction services.

Staff contacted His House, Inc. to notify of the amendment to the Lease Agreement; however, His House, Inc. representatives are not in agreement and will not execute a revised Lease Agreement with the amended language. As such, the amendments made at the Internal Management and Fiscal Responsibility Committee meeting are not reflected in the executed copy of the Lease Agreement before the Board.

Should the Board choose to approve the terms of the Lease Agreement with the amendment language, the Lease Agreement will only become effective if His House, Inc. chooses to agree and execute the revised Lease Agreement. Should His House, Inc. choose not to execute the revised Lease Agreement, the existing agreements will expire on December 7, 2011, January 31, 2012 and February 1, 2012 respectively without the appropriate replacement lease agreement being in place. The Board also has the option of removing the amendment language and authorizing the original Lease Agreement presented by staff.


Deputy Mayor