

A RESOLUTION AUTHORIZING THE CHAIR OF THE BOARD OF COMMISSIONERS TO EXERCISE A FIVE-YEAR OPTION ON BEHALF OF WASHTENAW COUNTY COMMUNITY MENTAL HEALTH DEPARTMENT FOR SPACE LOCATED AT 3901, 3981 AND 3985 VARSITY DRIVE, ANN ARBOR, MICHIGAN ENDING JUNE 30, 2006

WASHTENAW COUNTY BOARD OF COMMISSIONERS

MAY 16, 2001

WHEREAS, on February 7, 1996 the Board of Commissioners approved a five-year lease with the Ann Arbor Commerce Center Limited Partnership for office and treatment space located at 3901, 3951, 3981 and 3985 Varsity Drive, in Ann Arbor; and

WHEREAS, in September 1999 the lease was amended to add the space located at 3965 Varsity Drive; and

WHEREAS, after the County and the University of Michigan created the Washtenaw Community Health Organization ("WCHO") the WCHO used the space located at 3951 Varsity Drive; and

WHEREAS, the original lease gives the County a five-year option to renew conditioned upon approval by the Board of Commissioners; and

WHEREAS, the original lease also provides that the lease will convert to a month-to-month lease if the County holds any of the leased space beyond the original lease term; and

WHEREAS, the WCHO will negotiate separately with the landlord on a new lease for the space located at 3951 Varsity Drive; and

WHEREAS, because the Community Mental Health Department anticipates that the space at 3965 Varsity Drive will only be needed on a short-term basis, this space will be allowed to convert to a month-to-month tenancy; and

WHEREAS, Washtenaw Community Mental health would like to continue renting the remaining space at 3901, 3981 and 3985 for an additional five-year period pursuant to the County's five year option in the original lease; and

WHEREAS said property is to be used for office and treatment space by Community Mental Health to provide psychosocial, living skills, and vocational skills to customers with a developmental disability or mental illness; and

WHEREAS, the lease extension is for a five-year period beginning June 1, 2001 and ending June 30, 2006; and

WHEREAS, the monthly lease amount shall be \$7.75/sq ft (or \$16,696.73 per month) plus a prorated share of taxes, insurance, and common area maintenance, based on the square footage leased (18.34% of the building); and

WHEREAS, this lease is in compliance with Washtenaw County Policies and Procedures; and

WHEREAS, the funds needed to pay the monthly lease obligation are presently budgeted; and

WHEREAS, this matter has been reviewed by the Washtenaw County Administrator's Office, the Office of Corporation Counsel, the Finance Office, and the Ways and Means Committee,

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby authorizes its Chair to sign a five-year lease option with the Ann Arbor Commerce Center Limited partnership for the property located at 3901, 3981 and 3985 Varsity Drive, Ann Arbor, Michigan for the monthly rental amount of sixteen thousand six hundred ninety-six dollars and seventy-three cents base rent plus 18.34% of common area maintenance, taxes, and insurance from July 1, 2001 through June 30, 2006, as on file with the County Clerk