



## AGENDA ITEM

### Consent Agenda

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**REPORT TO:** Work Session (12/05/22)

**REPORT TO:** Voting Meeting (12/08/22)

**ITEM NO:** 652/2022

**SUBJECT:** Approve the Letter of Intent with the Georgia Public Defender Council for the lease of four (4) offices and five (5) rooms of shared space at the former Department of Agriculture Building at 1195 Jesse Jewell Parkway, Gainesville, and authorize the Chairman to sign the Letter of Intent and any other documents necessary to effectuate the lease consistent with the Letter of Intent, subject to the approval of the County Attorney.

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#### Meetings:

**Work Session Date:** 12/05/22

**Voting Meeting Date:** 12/08/22

#### Executive Summary:

**Presenter:** WJLIDCA

**Recommendation:**  
Approval.

#### Purpose of Request:

To approve the Letter of Intent with the Georgia Public Defender Council for the lease of four (4) offices and five (5) rooms of shared space at the former Department of Agriculture Building at 1195 Jesse Jewell Parkway, Gainesville, Ga. 30501 and authorize the Chairman to sign the Letter of Intent and any other documents necessary to effectuate the lease consistent with the Letter of Intent, subject to the approval of the County Attorney.

#### History:

On or about August 19, 2022 Hall County purchased the former Georgia Department of Agriculture Building in Gainesville from the State of Georgia. The Georgia Public Defender Council immediately expressed interest in leasing a portion of the building from Hall County. The State Properties Commission then proposed a Letter of Intent for the lease, and we have negotiated favorable terms of that lease, which are expressed in the Letter of Intent.

#### Facts and Issues:

#### Options:

The Georgia Public Defender Council proposes to lease 1,364 feet within the building consisting of the exclusive use of four (4) offices and shared space of five (5) additional rooms. The State will pay initial rent of \$1,534.50 per month which will increase by 3% per year for five additional years, and will be responsible for its own telephone and data/internet. The LOI contains standard State terms. Hall County will retain exclusive use of seven (7) rooms in the building.

Approve or deny the Letter of Intent.

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds** N/A  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** Yes  
**Has it been reviewed by the County Attorney?** Yes  
**Is there a deadline for this item?** 2022-12-31

**Approvals:**

<b>Submit</b>	<b>Budget</b>	<b>Finance</b>	<b>Attorney</b>
WLI	TS	WG	WLI
<b>Administration</b>		<b>Clerk</b>	
LJ		AO	

**Attachments:**

Letter of Intent for Lease of 1195 Jesse Jewell Parkway, Gainesville, Ga.



**HALL COUNTY BOARD OF COMMISSIONERS  
FINANCIAL SUPPLEMENT REPORT**

**AGENDA ITEM 652/2022**

**Funds Requested:** \$ 0.00

**Request Budgeted:** No

**Proposed Source of Funding:**

**Budget Transfer Requested:**

N/A

No

**Funding Source Items:**

<b>Fiscal Year</b>	<b>Fund</b>	<b>Division</b>	<b>Account</b>	<b>Amount</b>
2023	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$9,207.00
2024	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$18,414.00
2025	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$18,966.36
2026	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$19,535.40
2027	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$20,121.48
2028	001 - GENERAL	113 - BUILDINGS	3820 - RENTAL INCOME	\$20,725.08

**Budget Transfer Items:**

**Additional Information/Comments:**

This will be a revenue item for Hall County for the term of this Lease Agreement beginning in FY 2023.

**Contact for Questions:** WLDCA

**Phone:** 770-297-2686