



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (06/19/23)

REPORT TO: Meeting (06/21/23)

ITEM NO: 344/2023

SUBJECT: Approval and authorization for the Chairman to execute a master lease agreement between the Georgia Properties Commission and Hall County to lease rooms 105-114 of 1195 Jesse Jewell Parkway, Gainesville, GA for use as the Conflict Defenders' Office, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the lease, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 06/19/23

Voting Meeting Date: 06/21/23

Executive Summary:

Presenter: WJLI

Recommendation:
Approval.

Purpose of Request:

To approve the lease of Rooms 105-114 of the County's recently-acquired Pretrial Accountability Services Building located at 1195 Jesse Jewell Parkway, Gainesville, GA to the Georgia State Properties Commission for use as the Conflict Defenders' Office, and to authorize the Chairman to execute the Master Lease Agreement and any additional documents necessary to effectuate the lease, subject to the review and approval of the County Attorney.

History:

The County recently acquired the property located at 1195 Jesse Jewell Parkway, Gainesville, GA from the State of Georgia. The County planned to use the building as its Pretrial Accountability Services Building. The State of Georgia has also expressed interest in leasing a portion of the building to house the Conflict Defenders' Office in such a way that the lease would not interfere with County use of the building. Therefore, on December 8, 2022 the County signed a Letter of Intent with the State to lease Rooms 105 to 114 of the building to it.

Facts and Issues:

The lease would be for an initial one (1) year term with five additional option years at rates that reflect an increase in the CPI on a yearly basis. Four (4) rooms in the building would be leased exclusively by the State, and six (6) additional rooms would be common area used by both the State and County agencies. The remaining eleven rooms in the building would be used exclusively by County agencies.

Options:

Approve or deny the lease.

Funding Requested \$ 0.00
Are funds within current budget? Yes
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? 2023-07-01

Approvals:

Submit	Budget	Finance	Attorney
WLI	TS	WG	WLI
Administration		Clerk	
CR		JR	

Attachments:

Lease instructions for Pretrial Accountability Services Building
 Master Lease Agreement for Pretrial Accountability Services Building
 Letter of Intent with State dated December 8, 2022



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

AGENDA ITEM 344/2023

Funds Requested: \$ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

N/A

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2024	100-GENERAL FUND	1565-BUILDINGS AND MAINTENANCE	381100-RENTAL INCOME	\$-16,879.50
2025	100-GENERAL FUND	1565-BUILDINGS AND MAINTENANCE	381100-RENTAL INCOME	\$-18,966.36
2026	100-GENERAL FUND	1565-BUILDINGS AND MAINTENANCE	381100-RENTAL INCOME	\$-19,535.40
2027	100-GENERAL FUND	1565-BUILDINGS AND MAINTENANCE	381100-RENTAL INCOME	\$-20,121.48
2028	100-GENERAL FUND	1565-BUILDINGS AND MAINTENANCE	381100-RENTAL INCOME	\$-20,725.08

Budget Transfer Items:

Additional Information/Comments:

This is a revenue generating item for Hall County. Assuming all renewals are exercised each year, Hall County is set to receive, approximately \$96 thousand over the next five years in rental income.

Contact for Questions: WJLICA

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