



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-320

Agenda Item# G.9.

Agenda Date: 5/7/2024 **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2024-320 Resolution Authorizing the Amendment of the Existing Commercial Lease Agreement with SPL-GSP, LLC for the Parks and Recreation Offices at 301 S. Greene Street

Council Priority: Place an 'x' in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Phil Fleischmann, Ext. 7360
Contact 2 and Phone: Kobe Riley, Ext. 3275

PURPOSE:

The Parks and Recreation Department requests City Council authorization to execute an Amendment to a Commercial Lease agreement with SPL-GSP, LLC dated September 1, 2020. The amended lease agreement will incorporate the leasing of an additional 3,953 square feet of office space and extend the commercial lease agreement for an additional term of three years; through August 31, 2029.

BACKGROUND:

The Parks and Recreation Department will lease an additional 3,953 square feet of office space in Suite 205, on the second floor of the building. The building is located at 301 South Greene Street, Parcel #342. The building is owned by SPL-GSP, LLC. The department currently occupies 7,500 square feet of office space on the third floor. Negotiations between the Parks and Recreation Department, Engineering & Inspections Department, and SPL-GSP, LLC include updates to restrooms for Americans with Disabilities Act (ADA) compliance and the development of street-level signage for the Parks and Recreation Department. This lease amendment will allow for a needed expansion of the Parks and Recreation offices allowing for greater efficiency of work completed by professional staff currently spread between three

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locations. The Guilford County Workforce Development board leases space on the second floor of this building.

BUDGET IMPACT:

The City of Greensboro will pay the following monthly amounts over a five-year lease term: \$16,340.00 for the first year, \$16,666.90 for the second year, \$17,000.14 for the third year, \$17,340.14 for the fourth year, and \$17,686.94 for the fifth year. The total amount over the five year lease will be \$1,020,409.44 for the existing and proposed leased spaces. The additional funds required to support this have been included in these targeted budget projections beginning in Fiscal Year 2025.

ACCOUNT NUMBER:

101-50-5001001.5255

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department recommends the approval of the lease amendment at 301 S. Greene Street.