



Baldwin County Commission

Legislation Details (With Text)

File #: 22-0038 **Version:** 1
Type: Other Staff Recommendations **Status:** Agenda Ready
File created: 9/22/2021 **In control:** Baldwin County Commission Regular
On agenda: 10/5/2021 **Final action:**
Title: Commercial Lease Agreement with James A. Black and Elizabeth A. Black for Property in Loxley for the Baldwin County Library Cooperative

Indexes:

Attachments: 1. Commercial Lease - Library Coop REDLINE DRAFT with County Atty Revisions 20211005

Date	Ver.	Action By	Action	Result
10/5/2021	1	Baldwin County Commission Regular	Approved	Pass

Meeting Type: BCC Regular Meeting

Meeting Date: 10/5/2021

Item Status: New

From: Wayne Dyess, County Administrator

Submitted by: Anu Gary, Administrative Services Manager

ITEM TITLE

Commercial Lease Agreement with James A. Black and Elizabeth A. Black for Property in Loxley for the Baldwin County Library Cooperative

STAFF RECOMMENDATION

Discussion Item at this time. Commission and staff should determine the following:

1) Length of lease and effective date?

Per the Lease Agreement as currently drafted, upon expiration of the initial five (5) year term, the lease will be renewed automatically for an additional five (5) year term unless Lessee provides written notice to Lessor within ninety (90) days prior to expiration of the initial term of Lessee's desire to not renew the lease. Upon expiration of the first renewal term, Lessee will have the option to renew this lease for two (2) additional five (5) year terms.

2) Insurance for the building to be paid by the County? If the County is to pay for insurance, an estimate for insurance costs should be obtained from the Lessor.

Per the Lease Agreement as currently drafted, the Lessee shall be responsible for the reimbursement of insurance paid by the Lessor for the insurance on the premises. Lessor shall provide the Lessee with the proof of payment of insurance coverage, and Lessee shall reimburse the same within 30 days of payment by the Lessor. The Lessee shall also be responsible for the provision of their own insurance for any insurance coverage they want to cover the contents and/or liability insurance

If the Commission decides to move forward with the lease agreement, following action should be taken:

Authorize the Chairman to execute a Commercial Lease Agreement between the Baldwin County Commission and James A. Black and Elizabeth A. Black, for the Baldwin County Commission to lease property located at 3147 1st Avenue, Loxley, Alabama, with the monthly rent amount of \$1,200.00.

The lease shall be for five years, beginning **TBD** and ending **TBD**. Upon expiration of the initial term of the lease set out above, said lease will be renewed automatically for an additional five (5) year term unless Lessee provides written notice to Lessor within ninety (90) days prior to expiration of the initial term of Lessee's desire to not renew this lease. Upon expiration of the first renewal term, Lessee will have the option to renew this lease for two (2) additional five (5) year terms.

BACKGROUND INFORMATION

Previous Commission action/date: N/A

Background: N/A

FINANCIAL IMPACT

Total cost of recommendation: \$1,200.00 monthly rental for building.

Budget line item(s) to be used: 10051125.52210 Rental Expense

If this is not a budgeted expenditure, does the recommendation create a need for funding?

Yes, transfer \$14,400 from 10051105.52900 contingency to the above account

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?

Yes, County Attorney review/approval necessary.

Reviewed/approved by: Reviewed and modified by County Attorney (Laura Coker) 9/23/2021 akq

Additional comments: N/A

ADVERTISING REQUIREMENTS

Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Administration

Action required (list contact persons/addresses if documents are to be mailed or emailed):

Correspondence and copy of finalized lease agreement to:

James A. Black and Elizabeth A. Black

MAILING ADDRESS HERE

and via email: janie.black@amedisys.com <<mailto:janie.black@amedisys.com>>

Cc:

Ron Cink

Cian Harrison

Eva Cutsinger

Christie Davis

Brian Peacock

Junius Long

Additional instructions/notes: N/A