



# Baldwin County Commission

## Legislation Text

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**File #:** 21-0946, **Version:** 1

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**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 6/15/2021

**Item Status:** Addendum

**From:** Commissioner James E. Ball, District 1; Wayne Dyess, County Administrator

**Submitted by:** Anu Gary, Administrative Services Manager

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### **ITEM TITLE**

Real Estate Lease Agreement with Baldwin County E-911 Emergency Communication District for Old E-911 Building in Robertsdale, Alabama

### **STAFF RECOMMENDATION**

Approve a Real Estate Lease Agreement between the Baldwin County Commission and the Baldwin County Emergency Communication District for the Baldwin County Commission to lease the real property (old E-911 Building) located at 23130 McAuliffe Drive, Robertsdale, Alabama, 36567.

This Lease shall be for a term of ninety-nine (99) years, commencing on the 1st day of July, 2021, and ending on the 30th day of June, 2120, unless terminated at an earlier date for any reason set forth in this Lease.

### **BACKGROUND INFORMATION**

**Previous Commission action/date:** N/A

**Background:** N/A

### **FINANCIAL IMPACT**

**Total cost of recommendation:** Lessee's consideration to Lessor for this Lease shall be:

(a) the payment of the amount of One Dollar (\$1.00) per year, with the first payment being due on or before July 1st, 2021, and each successive payment being due on the same date each year;

(b) grounds maintenance services for the E-911 Facility provided by or on behalf of Lessee for the benefit of Lessor for the Term of this lease;

(c) securing performance of remodeling and additions to the Leased Premises ("Identified Improvements") and payment of all associated architectural fees, construction costs, and additional

expenses for which are estimated to be approximately Three-Hundred and Fifty-Thousand Dollars (\$350,000.00); and

(d) the payment to Lessor for reimbursement of all insurance and utility costs incurred by Lessor between July 1, 2020, and June 30, 2021, for the Leased Premises.

Lessee shall pay all "Operating Costs" and "Impositions" in connection with the Leased Premises.

**Budget line item(s) to be used:** 10051600.52210

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

### **LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
Yes. County Attorney has drafted lease agreement.

**Reviewed/approved by:** Brad Hicks, County Attorney 06/11/2021 akg

**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 Department

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

Paul Mueller, Chairman  
Baldwin County Emergency Communication District  
23171 McAuliffe Drive  
Robertsdale, Alabama 36567

Cc: Mr. Joby Smith, Director  
Baldwin County Emergency Communication District  
Via email only: JSmith@baldwin911.org

cc:  
Wayne Dyess  
Cian Harrison  
Eva Cutsinger  
Christie Davis  
Ron Cink  
Wanda Gautney  
Junius Long

**Additional instructions/notes:** N/A