



Fulton County

Legislation Text

File #: 22-0349, Version: 1

Department

Real Estate and Asset Management

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a First Amendment to Lease Agreement between SK ARO, LLC (Lessor) and Fulton County, Georgia (Lessee), to temporarily expand the leased space by 1,256 square feet under a previously executed Lease Agreement for the purpose of displaying art exhibits, at no additional cost to the County (except internet charges); to authorize the Chairman to execute the First Amend to Lease Agreement; to authorize the County Attorney to approve the First Amendment to Lease Agreement as to form and make modifications as necessary prior to execution. Effective May 1, 2022 and ends December 31, 2022, unless terminated sooner as permitted within the Lease Agreement.

(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Pursuant to O.C.G.A. §§ 36-10-1 and 36-60-13 and Fulton County Code § 102-394, the County is authorized to enter multi-year lease contracts for real property and such contracts shall be in writing and entered on its minutes.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts ☒
- District 1 ☐
- District 2 ☐
- District 3 ☐
- District 4 ☐
- District 5 ☐
- District 6 ☐

Is this a purchasing item?

No

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Scope of Work: The Fulton County Board of Commissioners previously approved Agenda Item #21-0703 at the Board of Commissioners' Meeting held on October 6, 2021 for the purpose of leasing from SK ARO, LLC, approximately 25,269 square feet of office space for the daily operations for the Office of the Fulton County District Attorney at 86 Pryor Street, Atlanta, Georgia, which is part of the Atlanta Underground Retail Development. The Department of Arts and Culture has identified retail space totaling 1,256 square feet within the Atlanta Underground Retail Development controlled by SK ARO, LLC that can be repurposed for the display of Arts and Culture items. At the request of the Department of Arts and Culture, the Department of Real Estate and Asset Management has negotiated mutually acceptable rental terms to expand the leased space with landlord SK ARO, LLC at no additional cost to the County. Approval of the Fulton County Board of Commissioners is being requested to execute a First Amendment to Lease Agreement with SK ARO, LLC for the purpose of temporarily expanding the leased space by 1,256 square feet for a period of (7) seven months. Pending the approval of the Fulton County Board of Commissioners the lease term for the expanded space shall commence May 1, 2022 and end December 31, 2022, unless terminated sooner as permitted within the Lease Agreement. In accordance with the County Policy the approval of the Board of Commissioners is required to modify or extend contractual agreements in which Fulton County is a party to the agreement. ***Fulton County will be required to pay for internet access only.***

Community Impact: Approval of a leased space expansion with SK ARO, LLC will allow the Arts and Culture Department to display art exhibits from a centralized and easily accessible location at no charge for the leased space. The approval of this agenda item is consistent with County's initiative that all people trust that government is fiscally sound and efficient.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of a First Amendment to Lease Agreement between SK ARO, LLC and Fulton County, to expand the leased space for a term for seven (7) months commencing May 1, 2022 and expiring December 31, 2022 for 1,2566 square feet of retail space

Project Implications: The approval of the Fulton County Board Commissioners of the First Amendment to Master Lease Agreement is required to formalize the rental terms in which the Fulton County Arts Department can occupy and display art exhibits.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

History of BOC Agenda Item: The Fulton County Board of Commissioners previously approved Agenda Item #21-0703 at the Board of Commissioners' Meeting held on October 6, 2021 for the purpose of leasing approximately 25,269 square feet of office space for the daily operations for the Office of the Fulton County District Attorney at 86 Pryor Street, Atlanta, Georgia.