



City of Grand Island

Tuesday, December 14, 2021

Council Session

Item G-17

#2021-354 - Approving Renewal of State Patrol Building Lease at Heartland Public Shooting Park

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director
Meeting: December 14, 2021
Subject: Approving Renewal of Building Lease with the Nebraska State Patrol
Presenter(s): Todd McCoy

Background

Since the City purchased the former Cornhusker Army Ammunition Plant (CAAP) to build Heartland Public Shooting Park (HPSP) the City has been leasing one of the original CAAP buildings to the Nebraska State Patrol for storage.

Discussion

The Parks and Recreation Department recommends renewing the lease with the Nebraska State Patrol for two additional years. The State Patrol is a reliable tenant that mows the property, maintains landscaping, completes minor building repairs, and handles the snow removal. In 2019 the State Patrol agreed to make improvements to the building which included replacing the roof, mold mitigation, and HVAC updates. The recommended lease is \$1,020.00 annually.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that City Council approve the resolution authorizing the extension of the lease with the Nebraska State Patrol for an additional two year period.

Sample Motion

Move to approve the resolution authorizing the City to extend the lease for an additional two years to the Nebraska State Patrol in the amount of \$1,020.00 annually.



Pete Ricketts, Governor

LEASE AGREEMENT - ADDENDUM #10

This Lease Agreement - Addendum #10, hereinafter this "Addendum," by and between **City of Grand Island**, as "Lessor," and **Department of Administrative Services, State Building Division**, as "Lessee," acting on behalf of **Nebraska State Patrol**, as "Tenant Agency," for storage space located at:

**Cornhusker Army Ammunition Plant Site, Building A-30
Grand Island, NE**

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement, commencing May 22, 2001 and ending on April 30, 2002; renewed by Resolution 2002-67 (Addendum #1), dated March 12, 2002; renewed by Resolution 2003-155 (Addendum #2), dated June 10, 2003; renewed by Resolution 2004-74 (Addendum #3), dated April 13, 2004; renewed and modified by Resolution 2005-141 (Addendum #4), dated May 10, 2005, for electrical upgrade; renewed by Addendum #5, dated May 1, 2007; renewed by Addendum #6, dated May 1, 2009; renewed by Addendum #7, dated May 1, 2011; renewed by Addendum #8, dated May 1, 2013; renewed by Addendum 9, dated May 1, 2015; and modified by Addendum #9 commencing August 1, 2019 and ending July 31, 2021; and

WHEREAS, Lessor and Lessee desire to renew the terms of this Lease; and

WHEREAS, Lessor and Lessee agree to increase the Rent; and

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties amend this Lease, as follows:

AGREEMENT

- As to Section 2. TERM OF LEASE, the Term of this Lease shall be renewed for a two (2) year renewal period commencing August 1, 2021 and ending on July 31, 2023.
- As to Section 3. RENT as Provided in Original Lease, it shall be deleted in its entirety and the following shall be inserted in its place:

<u>Term</u>	<u>SF</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
August 1, 2021 - July 31, 2023	4,755	1,020	\$85.01

3. NO OTHER CHANGES. Unless expressly amended hereby, all other terms and conditions contained in this Lease shall remain unchanged and in full force and effect, and are hereby ratified and confirmed. To the extent of any conflict between the provisions hereof and this Lease, the provisions of this Addendum shall govern and control and shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.

4. EFFECTIVE DATE. This Addendum shall be effective as of August 1, 2021.

5. ENTIRE AGREEMENT. This Addendum constitutes the entire and integrated agreement between Lessor and Lessee relating to the subject matter of this Addendum and supersedes all prior understandings, agreements, or representations, between the parties, written or oral, to the extent they relate in any way to the subjects of this Lease.

6. COUNTERPARTS. This Addendum shall be executed in duplicate original, each of which shall be deemed to the an original, but both of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year last below written.

LESSEE:

Michelle Potts, Director
Administrative Services, State Building Division

Date

LESSOR:

Roger Steele, Mayor
City of Grand Island

Date

ACKNOWLEDGMENT

STATE OF NEBRASKA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by Roger Steele, Mayor, on behalf of the City of Grand Island.

Affix seal here.

Notary Public Signature

RESOLUTION 2021-354

WHEREAS, the City of Grand Island is the owner of an approximately 420 acre tract of land at the former Cornhusker Army Ammunition Plant, which has several buildings which were leased by the US Army Corp of Engineers during their ownership of the property; and

WHEREAS, on August 27, 2019, by Resolution 2019-263, the City approved a Building Lease with the Nebraska State Patrol; and,

WHEREAS, within Addendum #10 the Nebraska State Patrol would like to renew the lease until July 31, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Building Lease at the former Cornhusker Army Ammunition Plant is hereby authorized to be renewed for an additional two years to the following Lessee in accordance with the Building Lease.

<u>Lessee</u>	<u>Description</u>	<u>Rental</u>
Nebraska State Patrol	Storage building	\$1,020/yr.

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BE IT FURTHER RESOLVED, that the Mayor be, and hereby is, authorized and directed to sign on behalf of the City of Grand Island, the Agreement by and between the City and the Nebraska State Patrol.

Adopted by the City Council of the City of Grand Island, Nebraska, December 14, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ✕ _____
December 22, 2021 ✕ City Attorney