

## Request for Board Action Details

**File #:** 2024-284

**Type:** Administrative Item      **Status:** Passed

**In control:** Board of Commissioners

**On agenda:** 7/9/2024      **Final action:** 7/9/2024

**Title:** Third Amendment to Lease Agreement with Qwest Corporation dba CenturyLink QC for Leased Space in the Metro Square Building

**Sponsors:** Property Management

**Indexes:**

**Code sections:**

**Attachments:** 1. Third Amendment to Lease Agreement, 2. Resolution

Date	Ver.	Action By	Action	Result
7/9/2024	1	Board of Commissioners	approved	Pass

**Sponsor:** Property Management

**Title**

Third Amendment to Lease Agreement with Qwest Corporation dba CenturyLink QC for Leased Space in the Metro Square Building

**Recommendation**

1. Approve the Third Amendment to the Lease Agreement with Qwest Corporation dba CenturyLink QC, 931 14th Street, Denver, CO 80202, for a five-year lease term extension of the 180 useable square feet of leased space in the Metro Square building, 121 7th Place East, Saint Paul, MN 55101, for the period of December 1, 2024 through November 30, 2029, in the amount of \$13,064.
2. Authorize the Chair and Chief Clerk to execute the lease amendment.

**Background and Rationale**

Qwest Corporation dba CenturyLink QC has leased space inside the Metro Square building since December 1, 1984. The current lease amendment for the 180 square feet of fiber optics communication space inside the facility is set to expire on November 30, 2024.

Property Management supports the benefit of having the building used as communication hub for today's technology needs to support the area. Property Management has negotiated a five-year extension with CenturyLink at market rate pricing.

**County Goals** (Check those advanced by Action)

- Well-being     
  Prosperity     
  Opportunity     
  Accountability

**Racial Equity Impact**

The racial equity impact of the lease amendment is unknown.

**Community Participation Level and Impact**

There is no community engagement for this lease amendment.

Inform       Consult       Involve       Collaborate       Empower

**Fiscal Impact**

The terms of the lease amendment includes the following rate schedule, with the revenue to be incorporated into the annual Property Management operating budget.

Period	Annual Base Rent PSF	Monthly Rent	Annual Total
12/1/2024 - 11/30/2025	\$13.67	\$ 205	\$ 2,461
12/1/2025 - 11/30/2026	\$14.08	\$ 211	\$ 2,534
12/1/2026 - 11/30/2027	\$14.50	\$ 218	\$ 2,610
12/1/2027 - 11/30/2028	\$14.94	\$ 224	\$ 2,689
12/1/2028 - 11/30/2029	\$15.39	\$ 231	\$ 2,770
<b>Total</b>			<b>\$13,064</b>

**Last Previous Action**

On July 21, 2015, the Ramsey County Board of Commissioners approved the second amendment to the Lease Agreement with Qwest Corporation dba CenturyLink QC for leased space in the Metro Square Building (Resolution B2015-245).

**Attachments**

1. Third Amendment to Lease Agreement