

Request for Board Action Details

File #: 2020-269

Type: Administrative Item **Status:** Passed

In control: Board of Commissioners

On agenda: 10/6/2020 **Final action:** 10/6/2020

Title: Fifth Amendment to the Lease Agreement with the State of Minnesota Explore Minnesota Tourism for Metro Square Building.

Sponsors: Property Management

Indexes:

Code sections:

Attachments: 1. Fifth Amendment to the Lease Agreement.pdf, 2. Resolution

Date	Ver.	Action By	Action	Result
10/6/2020	1	Board of Commissioners	approved	Pass

Sponsor: Property Management

Title

Fifth Amendment to the Lease Agreement with the State of Minnesota Explore Minnesota Tourism for Metro Square Building.

Recommendation

1. Approve the Fifth Amendment to the Lease Agreement in Metro Square Building, 121 East Seventh Place, Saint Paul, Minnesota, 55101, with the State of Minnesota Explore Minnesota Tourism, 121 East Seventh Place, Saint Paul, Minnesota, 55101, effective October 9, 2020.
2. Authorize the Chair and Chief Clerk to execute the lease amendment.

Background

On October 6, 2009, the County Board approved the purchase of the Metro Square Building ("Building") and on October 9, 2009, the County closed on the purchase. As part of the purchase, a number of leases with the State of Minnesota for space in the Building were assigned to the County, including Amendment No. 1 to Lease No. 11357 with the State of Minnesota Explore Minnesota Tourism ("Explore Minnesota") for approximately 8,813 usable square feet of office and 4,344 warehouse space in Metro Square Building ("Lease").

Since that time, four additional amendments have been approved that have included remodeling the space as well as extending the Lease Agreement through July 31, 2027. This Fifth Amendment seeks to reduce the amount of space rented from 14,148 to 9,804, eliminating the warehouse space, effective October 9, 2020.

After October 9, 2020, the warehouse space will serve storage needs of County departments to avoid the need for leasing off-site storage space.

County Goals (Check those advanced by Action)☐ Well-being☐ Prosperity☐ Opportunity☒ Accountability

Racial Equity Impact

There is no known impact on racial equity from this lease amendment or the future use of this space for County purposes.

Community Participation Level and Impact

The information about this action is available through the County Board documentation that is published on the County's website:

<https://www.ramseycounty.us/your-government/leadership/board-commissioners/board-meetings-information>.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The reduction in lease revenue of approximately \$62,000 annually may be offset by cost savings realized by the County in reducing its need for leased space elsewhere.

County Manager Comments

County Board approval is required for all real estate transactions.

Last Previous Action

On March 7, 2017, the Ramsey County Board of Commissioners approved the Third Amendment to the Office and Warehouse Space Lease Agreement with the State of Minnesota Explore Minnesota Tourism for Metro Square Building and delegated authority to approve the Fourth Amendment to the County Manager (Resolution B2017-054).

Attachments

1. Lease Amendment.