

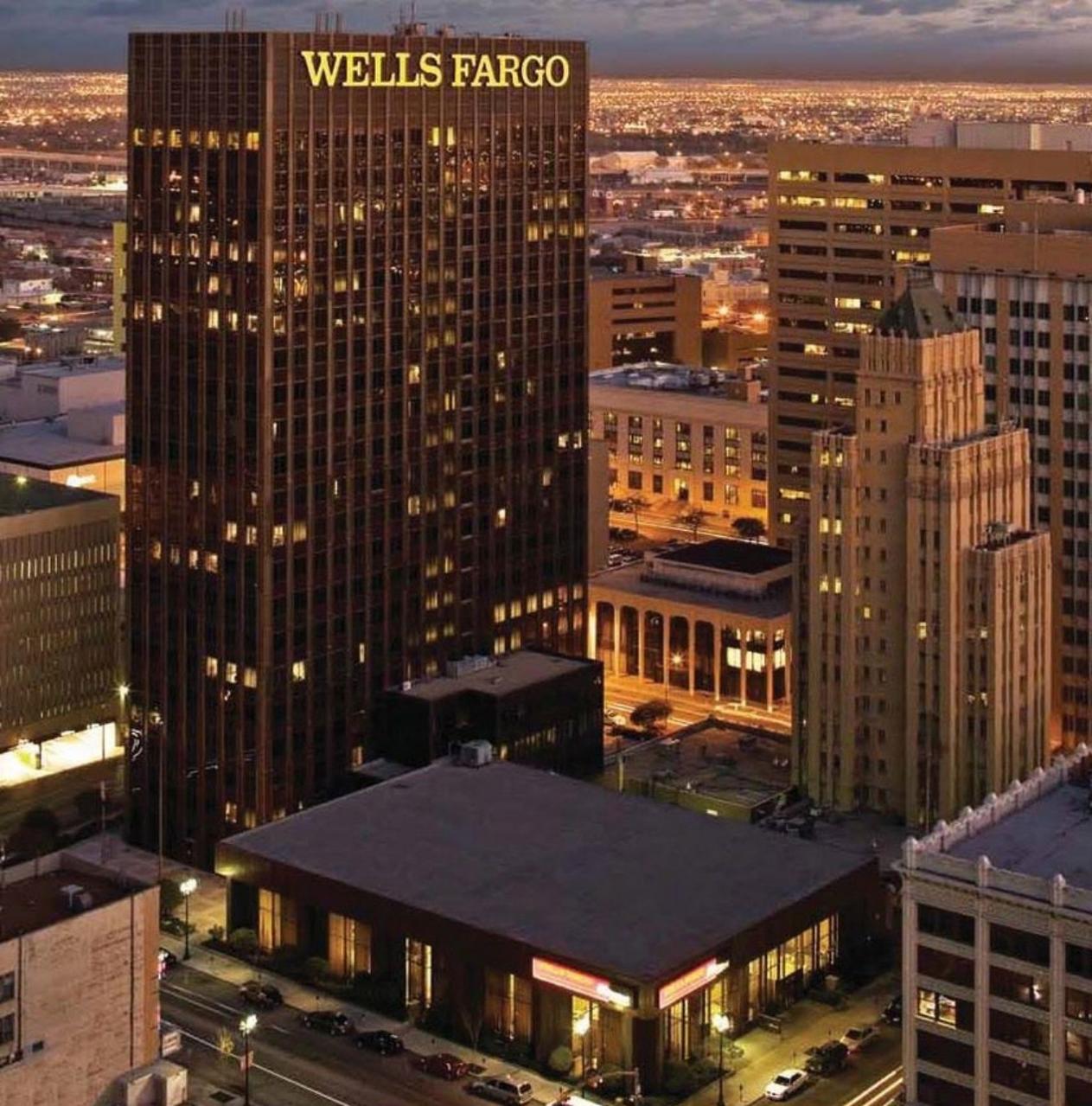


Tax Office Lease – 221 Kansas, Ste 300

Sam Rodriguez, P.E., CM, CFM, CNU-A – City Engineer

Council – November 9, 2021





Property Overview



- **Location:** Wells Fargo Plaza
- **Address:** 221 Kansas, Suite 300
- **Size:** 7,977 Rentable Square Feet

OVERVIEW OF CURRENT TAX OFFICE LEASE



- **User Department:** Tax Office
- **Landlord:** Mills Plaza Properties / Franklin Mountain Properties
- **Initial Term:** 10 years
- **Effective Date:** June 1, 2012
- **Expiration Date:** May 31, 2022
- **Options to Renew:** Two (2) options; five (5) years each
- **No Days to Exercise Option:** One hundred eighty (180) days prior to expiration
- **Current Rental Rate:** \$11,391.68/month or \$136,700.16/year
- **Renewal Rental Rate:** \$12,630.25/month or \$151,563.00/year; 11% increase
- **Renewal Term:** 5 years

Proposed Approach



- Renew lease agreement to allow time to identify & evaluate leases held by the City for various departments
- Masterplan potential future relocation to a City owned facility



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People