



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 22-560

Agenda Date: 9/28/2022

Agenda #: 3.a.

To: Arapahoe County Board of Health

Through: Ron Carl, County Attorney

Prepared By:

Monica Kovaci, Senior Assistant County Attorney, County Attorney's Office

Presenter: Monica Kovaci, Senior Assistant County Attorney, County Attorney's Office

Subject:

Execution of Lease Agreement for Willow Office

Purpose and Request:

The Board is requested to approve and execute the Partial Assignment, Assumption, and Modification of Lease Agreement.

Background and Discussion: The administration office of Tri-County Health Department (TCHD) is located at 6162 S. Willow Dr., Greenwood Village. This office space has been used pursuant to a lease agreement. In preparation for the dissolution of TCHD, Arapahoe County has assessed where the newly formed Arapahoe County Public Health (ACPH) Department offices should be located. After an extended negotiation process, it was determined that ACPH should remain at the Willow location, but in a smaller office space than which TCHD occupied.

Among its powers and duties imposed by statute, a local board of health has responsibility to provide, equip, and maintain suitable offices and all necessary facilities for the proper administration and provision of core public health services. C.R.S. § 25-1-508(5)(e). Accordingly, attached is the amended lease agreement reflecting the partial assignment and assumption of the office space, which will provide ACPH with suitable offices and facilities to provide public health services to the citizens of Arapahoe County starting in 2023.

County staff request that the Board of Health approve and execute the Partial Assignment, Assumption, and

Modification of Lease Agreement.

Fiscal Impact: The lease agreement provides for continued lease of the office space through August 2025. The basic rent for the premises is calculated at a certain dollar amount per square feet, which increases gradually over the term of the lease. The lease payments in the first year will be \$49,131 per month.

Alternatives: The Board could choose not to approve the signature authority.

Alignment with Strategic Plan:

- ☒ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☐ Be community focused

Concurrence: Legal Department

Resolution: Attached is the proposed lease agreement.