



## Legislation Text

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**File #:** 16-0646R, **Version:** 1

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RESOLUTION AUTHORIZING A FIRST AMENDMENT TO LEASE AGREEMENT WITH ST. JAMES HOMES OF DULUTH, INC., d/b/a WOODLAND HILLS AND NEIGHBORHOOD YOUTH SERVICES, FOR USE OF SPACE IN THE WASHINGTON RECREATION CENTER.

### CITY PROPOSAL:

RESOLVED, that the proper city officials are hereby authorized to execute a first amendment to the lease agreement, substantially the same as the agreement attached as Exhibit 1, with St. James Home of Duluth, Inc., d/b/a Woodland Hills and Neighborhood Youth Services, for the use of space in the Washington Recreation Center. Effective September 1, 2016 through December 31, 2016, monthly rent payments will be \$904.31, with an increase of five percent (5%) in 2017, payable into Fund 110-121-1222-4622 (general fund, public administration, facilities management, rent of buildings).

STATEMENT OF PURPOSE: This resolution authorizes a first amendment to the lease agreement with St. James Home of Duluth, Inc., d/b/a Woodland Hills and Neighborhood Youth Services ("NYS"), for use of space in the Washington Recreation Center for its youth programming services. NYS would like to amend the agreement to provide for the additional use of two rooms in the building.

The original lease agreement accommodates six rooms, totaling 3,000 square feet of exclusive space. The first amendment provides for an additional two rooms, bringing the total amount of exclusive space to 3,445 square feet. NYS' monthly rental rate will increase due to the additional square footage of its exclusive space. All other provisions in the original lease agreement remain in full force and effect through its original term, which ends on December 31, 2017.