

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: February 11, 2010**

SUBJECT: NACOG Lease Agreement

SUBMITTING DEPARTMENT: Management

PREPARED BY: Ryan Judy, Deputy Town Manager For Larry Tarkowski, Town Manager

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) NACOG Lease Agreement

SUMMARY/BACKGROUND: The Town owns a building located at 3045 Tani Road. This building housed the Community Development Department for several years before Town offices were consolidated in the Civic Center in 1999. After 1999, the building was leased to the Prescott Valley Economic Development Foundation before they moved into their current offices on Pav Way. Since the departure of PVEDF in 2008, the building has been empty.

Recently, the Town was approached by the Northern Arizona Council of Governments searching for a location for its Head Start program. Discussions centered around this vacant building as a possible location. Because the building is in need of a number of improvements, NACOG has offered to rehabilitate the building as a condition of the lease.

This Lease Agreement allows Head Start to use the facility and to provide the Town with valuable improvements to the property that the Town would otherwise be unable to fund.

As conditions of the Lease, NACOG will maintain the property, make improvements, pay for all utilities, and provide standard indemnification. The Lease is for three years, with a one-year option, related to federal funding.

OPTION ANALYSIS: The Council may vote to:

- 1.) Approve the Lease Agreement, **OR**
- 2.) Not approve the Lease Agreement, **AND/OR**
- 3.) Direct staff to pursue other options

ACTION OPTION: Motion to approve a Lease Agreement with the Northern Arizona Council of Governments for use of the former Community Development building on Tani Road, **OR** motion not to approve this Lease Agreement. **VOTE.**

RECOMMENDATION: Staff recommends approval of this Lease Agreement.

FISCAL ANALYSIS: While the Town will not realize lease income from the property, it will receive valuable improvements to its property and the project will benefit children in the area who participate in Head Start.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____