

CLARK COUNTY STAFF REPORT

DEPARTMENT: General Services

DATE: 11/1/2016

REQUESTED ACTION: Approve and give signing authority to the County Manager to sign the Center for Community Health Lease Amendments for Lifeline Connections, Community Services Northwest, Consumer Voices are born, and Telecare to increase the annual debt service.

Consent Hearing County Manager

BACKGROUND

This staff report is asking for the Approval of the Board to increase the debt service in Center for Community Health (CCH) for the following tenants: Lifeline Connections, Community Services Northwest (CSNW), Consumer Voices are Born (CVAB) and Telecare and give signing authority to the County Manager to sign the four amendments that relate to this increase in debt service payments. In 2012 the debt service on the CCH building was lowered due to refinancing of the debt and this lowered the payments for the tenants from May 2012 through December 2016. Beginning on January 1, 2017 the debt schedule will increase and needs to be adjusted in the tenant contracts for another five year period for the years 2017-2021. Debt service will increase from \$11.67 per year per square foot to the following amounts per year per square foot for the four tenants:

- 2017 - \$12.29
- 2018 - \$12.26
- 2019 - \$12.24
- 2020 - \$12.23
- 2021 - \$12.20

COUNCIL POLICY IMPLICATIONS

None

ADMINISTRATIVE POLICY IMPLICATIONS

None

COMMUNITY OUTREACH

None

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

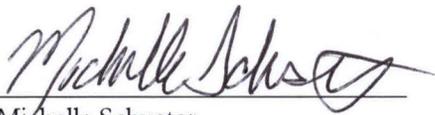
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OK*

BUDGET DETAILS

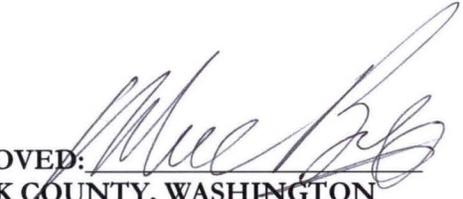
Local Fund Dollar Amount	\$0
Grant Fund Dollar Amount	\$0
Account	Campus Development Fund 1027
Company Name	Lifeline Connections, CSNW, CVAB, Telecare

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Michelle Schuster
Administrative Services Manager II


Robert Stevens
Director of General Services


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 11-1-16
SR# 224-16

APPROVED: _____
Mark McCauley, County Manager

DATE: _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

Revenue from rental collections of CCH tenants is deposited in fund 1027-Campus Development and is used to pay Debt Service, M&O, and Security.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Fund 1027/Campus Development Fund						
Total						

II. A – Describe the type of revenue (grant, fees, etc.)

Rental Collections for Debt Service from CCH tenants.

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Total							

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total						

Amendment #4
Lifeline Connections
Center for Community Health
Building Lease

This Amendment is made to the Lease made and entered into on the 18th day of July, 2006, by and between CLARK COUNTY, Washington, a political subdivision of the state of Washington, whose address is P.O. Box 5000, Vancouver, Washington 98666-5000, hereinafter called the "LESSOR", and Lifeline Connections, a Washington not-for-profit corporation, hereinafter called the "LESSEE", whose address is 1601 E. Fourth Plain Blvd, Vancouver, Washington 98668-1707, is made the date stated below.

WHEREAS, Lessor and Lessee entered into a lease agreement that called for rent that includes three components, one of which is the amount associated with the Lessor's debt service obligation on the bonds it issued to construct the building in which the premises are located; and

WHEREAS, Lessor refinanced the bonds in 2012 to lower the amount of the debt service obligation;

WHEREAS, Lessor and Lessee entered into an amendment to the lease to reduce the amount of the rent obligation related to the debt service for May through December, 2012 and Calendar Years 2013, 2014, 2015 and 2016; and

WHEREAS, Lessor and Lessee desire to enter into this amendment to the lease to reflect the reduced amount of the rent obligation related to the debt service for the next five years;

Now, therefore, it is agreed as follows:

1. Lessor refunded a number of bonds on April 13, 2012. This refunding action resulted in lower debt service payments for Lessor. Lessor has applied these savings to debt service

on the Center for Community Health to Lessee for the past five (5) years and will, for an additional five (5) years, beginning January 1, 2017, pass these savings on to Lessee. At the end of the second five-year period, Lessor will evaluate whether to continue passing these savings on to Lessee and other building tenants. Absent a written amendment to the lease reflecting a change in the rent for the years after 2021, the total rent called for in the original lease shall remain as stated therein.

2. Section 4 of the lease is amended to provide that the annual per square foot charge for debt service, reflecting the savings referenced above, is:

2017 (year 12):	12.29
2018 (year 13):	12.26
2019 (year 14):	12.24
2020 (year 15):	12.23
2021 (year 16):	12.20

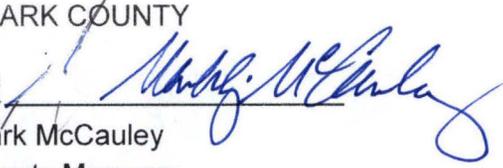
3. The effective date of this amendment is the 1st day of January 2017.

4. Exhibit "A" shows the 2017 rent and its components, effective January 1, 2017.

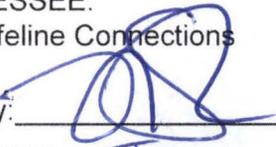
5. All the remaining terms and conditions of the lease, as it may have been previously amended, shall remain in full force and effect.

This Amendment is dated this ___ day of _____, 2016.

LESSOR:
CLARK COUNTY

By: 
Mark McCauley
County Manager

LESSEE:
Lifeline Connections

By: 
Name: JARED SMITH
Title: CEO

Approved as to Form Only
Anthony F. Golik
Prosecuting Attorney

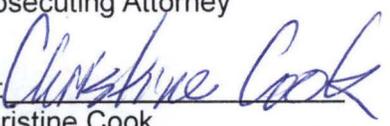
By: 
Christine Cook
Senior Deputy Prosecuting Attorney

Exhibit A

**Center for Community Health
Rent Calculation Schedule**

Revision 9/26/16

<u>Rental Rates</u>	<u>Cust #</u>	Billable <u>Sq Ft</u>	<u>Monthly Rate Per Square Foot</u>				Monthly <u>M&O</u>	Monthly <u>Security</u>	Monthly <u>Debt Serv</u>	Monthly <u>LET</u>	Monthly <u>Total</u>
			(1) <u>M&O</u>	(2) <u>Debt Service</u>	<u>Security</u>	<u>Total</u>					
<u>Lessee</u> Lifeline Connections	13490										
2017 (Year 12)		57,056	\$0.720833	\$1.024167	0.0429143	\$1.787914	41,127.85	2,448.52	58,434.87	\$ 102,011.24	
2018 (Year 13)		57,056	\$0.720833	\$1.021667	0.0429143	\$1.785414	41,127.85	2,448.52	58,292.23	\$ 101,868.60	
2019 (Year 14)		57,056	\$0.720833	\$1.020000	0.0429143	\$1.783747	41,127.85	2,448.52	58,197.12	\$ 101,773.49	
2020 (Year 15)		57,056	\$0.720833	\$1.019167	0.0429143	\$1.782914	41,127.85	2,448.52	58,149.59	\$ 101,725.96	
2021 (Year 16)		57,056	\$0.720833	\$1.016667	0.0429143	\$1.780414	41,127.85	2,448.52	58,006.95	\$ 101,583.32	

Note: The leases were amended effective 1/1/2017.

- 2012 5/1 - 12/31/12 (Year 7) Debt Service is \$11.70 per square foot per year.
- 2013 (Year 8) Debt Service is \$11.43 per square foot per year.
- 2014 (Year 9) Debt Service is \$11.67 per square foot per year.
- 2015 (Year 10) Debt Service is \$11.66 per square foot per year
- 2016 (Year 11) Debt Service is \$11.67 per square foot per year
- 2017 (Year 12) Debt Service is \$12.29 per square foot per year
- 2018 (Year 13) Debt Service is \$12.26 per square foot per year
- 2019 (Year 14) Debt Service is \$12.24 per square foot per year
- 2020 (Year 15) Debt Service is \$12.23 per square foot per year
- 2021 (Year 16) Debt Service is \$12.20 per square foot per year

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Mark McCauley is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the County Manager, of Clark County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov. 1, 2016

Tina Redline

(Signature)

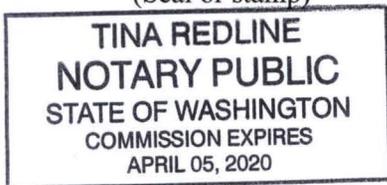
OFFICE SUPERVISOR

Notary Public

Title

My appointment
expires .. April 5, 2020

(Seal or stamp)



State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Jared Sanford is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chief Executive Officer of Lifeline Connections Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/17/16 _____
(Signature)

(Signature)

(Seal or stamp)



CFO

Title

My appointment
expires .. 12/22/19