



**Agenda Action Form Overview**

The County Manager recommends that the Board approve a five-year lease with the Animal Protection Society of Durham, Inc. (APS) for the facilities they occupy under a service contract with the County located at 2117 East Club Blvd.

**Background/Justification**

The Board is requested to approve a five-year lease with the Animal Protection Society of Durham, Inc. (APS) for the facilities they occupy under a Service Contract with the County located at 2117 East Club Blvd. The APS is a 501(c)(3) non-profit organization that has managed the Durham County Animal Shelter since 1990. The County benefits from this relationship since APS performs a valuable and needed service to the community. The APS has had a lease with the County for the shelter facility since 2004. Pursuant to NCGS 160A-272, the County's intent to lease the property to the APS has been advertised.

The APS annual Service Contract is currently in place through June 30, 2019 and is scheduled to be renewed for the July 1, 2019 - June 30, 2020 period. The attached lease is dependent upon this service contract for the operation of the Animal Shelter. In the event the Service Contract is not renewed, or is terminated, the lease with APS would be terminated as well. The lease rate is \$1 per year for the term of the lease which is July 1, 2019-June 30, 2024.

The terms and conditions in the attached lease are identical to those in the current lease, which expires June 30, 2019. Durham County is responsible for providing utilities (water, sewer, electric, and gas), maintenance and repair of the roof, walls structural supports, foundation, exterior windows, as well as the electrical, mechanical and plumbing systems for the main shelter building. The County provides pest control services and grounds maintenance. The County also maintains the existing security systems. APS is responsible for all routine/daily cleaning and janitorial services necessary to keep the premises clean and free of debris inside and outside, other daily or routine maintenance, pest control services to the mobile unit, telecommunications and data to service their leased space, and repairs that are necessary due to actions by their employees, agents, or invitees. The APS Board of Directors has approved the attached lease.

**Policy Impact**

There are no new policies associated with this item.

**Procurement Background**

N/A

**Fiscal Impact**

Revenue from this lease is \$1 per year for five years.

**Recommendation**

The County Manager recommends that the Board approve a five-year lease with the Animal Protection Society of Durham, Inc. (APS) for the facilities they occupy under a service contract with the County located at 2117 East Club Blvd.