



Legislation Details (With Text)

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Title: Lease Agreement with Coastal Horizons Inc. at the Criminal Justice Resource Center

Sponsors:

Indexes:

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Attachments: 1. Attach 1 AAF supplemental document Coastal Horizons lease, 2. Attach 2 LEASE SUMMARY 326 E Main Coastal Horizons, 3. Attach 3 Coastal Horizons Updated Lease at 326 E Main-CJRC

Date	Ver.	Action By	Action	Result
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Item:
Lease Agreement with Coastal Horizons Inc. at the Criminal Justice Resource Center

Date Of BOCC Meeting: August 6, 2018

Request For Board Action:

The Board is requested to approve a revised Lease Agreement with Coastal Horizons Center, Inc. and authorize the Manager to execute the lease. The lease will be for five office spaces within the Criminal Justice Resource Center (CJRC) located at 326 E. Main Street, totaling approximately 625 square feet. Coastal Horizons Center, Inc is the authorized provider for Durham’s Treatment Accountability for Safer Communities (TASC) Program. The mission of North Carolina TASC program is to provide care management services to drug-involved and mentally ill offenders. The TASC program works closely with the Criminal Justice Resource Center pursuant to a Memorandum of Understanding and has had staff located at CJRC since the creation of the department. Continuing to co-locate the TASC program with CJRC greatly enhances the communication and coordination of services for the clients served since almost all TASC clients require services from CJRC.

In the revised lease, the lease rate will be increased from \$660 per month to \$781.25 per month, which is roughly market rate. In addition, it has become apparent over the last several years that while there are many benefits to having TASC co-located in the CJRC building, there is also an administrative impact on CJRC staff when the TASC client load is greatest. The attached new lease includes a new administrative charge of \$522.67 per month (a total of \$6,272 per year) to address some of proportional expenses of security and reception services for a total monthly charge of \$1,303.92. Both the lease rate and the administrative charge will increase by 3 percent for each successive year.

The lease term is for one year from September 1 through August 31, 2019, and provides for the option to renew for four additional one-year periods. Pursuant to NC General Statute §160A-272, a notice of the County’s intent to lease the space has been previously published in the newspaper.

Alignment With Strategic Plan: Leasing five offices within CJRC to Coastal Horizons Center, Inc. supports

Goal 3: Safe Community by enhancing the efficiency of the provision of services to the target population assisted by both programs.

Resource Persons: Gudrun Parmer, Director Criminal Justice Resource Center; Jane Korest, Open Space and Real Estate Division Manager; Nancy Mitchell, Sr. Real Estate Officer.

County Manager's Recommendation: The County Manager recommends that the Board approve the proposed Lease Agreement with Coastal Horizons Center Inc. for office space at 326 East Main and authorize the Manager to execute the lease.

County Manager: _____