

**THE CITY OF WARWICK
STATE OF RHODE ISLAND**

RESOLUTION OF THE CITY COUNCIL

NO..... DATE.....

APPROVED.....MAYOR

**RESOLUTION IN REGARDS TO A LEASE BETWEEN THE CITY OF WARWICK AND AAA NORTHEAST FOR
MUNICIPAL OFFICE SPACE**

Resolved that,

WHEREAS, the City Hall Annex provided 31,000 sq.ft. of centralized office space for several City administrative departments including the Tax Assessor, Tax Collector, Building and Zoning, Planning, Community Development, Personnel, and Management Information Systems and City Council offices;

WHEREAS, the Annex building was closed after substantial water intrusion in January 2018 causing health and safety concerns and;

WHEREAS, the closure of the building resulted in the relocation of offices to other parts of the City occupying inadequate facilities to support the efficient delivery of City services; and

WHEREAS, multiple assessments by structural engineers have determined that renovation of the Annex building is not feasible; AND

WHEREAS, to cost construct a new Annex building is estimated to range from \$16 million and \$21 million; and

WHEREAS, the City has an opportunity to return offices to one central location through a lease for 31,000 sq. ft of renovated mill office space at the nearby historic Sawtooth building in Apponaug Village and owned by AAA Northeast; and

WHEREAS, the lease with AAA includes a below market rent as determined by a comparative market analysis, provides a 15-year term with two five-year option periods, and enables the City the opportunity to acquire the building at year 15 and beyond.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Warwick, Rhode Island hereby authorizes the Mayor to enter into a lease with AAA Northeast for 15 years for municipal offices.

SPONSORED BY: COUNCIL PRESIDENT MCALLISTER

COMMITTEE: UNANIMOUS CONSENT