



**A SUBSTITUTE RESOLUTION BY  
FINANCE/EXECUTIVE COMMITTEE**

**To authorize the Mayor to execute a fifth renewal and amendment to the lease agreement with Trinity Properties/Grant Ltd., L.P., Landlord for the lease of office space in the Grant Building at 44 Broad Street for the office of the Municipal Court Public Defender and for all other purposes.**

**WHEREAS**, the City of Atlanta currently leases office space for the Office of the Public Defender at the Grant Building located at 44 Broad Street, N.E.

**WHEREAS**, Municipal Court Public Defender desires to exercise its option to renew this lease; and

**WHEREAS**, the Bureau of General Services recommends and the Bureau of Purchasing and Real Estate approves of the lease renewal.

**THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, that the Mayor be and is hereby authorized to enter into an appropriate lease renewal agreement with Trinity Properties/Grant Ltd., L.P. Landlord for lease of 12,194 square feet of office space with certain tenant improvements in the Grant Building located at 44 Broad Street, N.E., for use as the offices of the Municipal Court Public Defender.

**Be it further resolved** that the term of said lease agreement shall be for one (1) year to commence on January 1, 2002 and to end on December 31, 2002, with the City's option of renewing the lease for five (5) additional terms of one (1) year.

**Be it further resolved** that the City shall have a first right of refusal of the contiguous offices on the Ninth Floor for potential expansion by the Municipal Court Public Defender's office, at the current rent per square foot.

**Be it further resolved** that Public Defender's Office Lease is hereby modified and amended to provide that commencing on January 1, 2002, the Annual Base Rent, payable under the lease for the premises shall be One Hundred Ninety-Four Thousand Four Hundred Ninety Four and 30/100 Dollars (\$194,494.30) payable in equal monthly installments of Sixteen Thousand Two Hundred Seven and in 85/100 Dollars (\$16,207.85). Said rental payments shall be charged to and paid from fund center and account number 1A01 725001 S13001.

**Be it further resolved that** the Landlord shall provide a discount for the Fourth year's rental in the following manner. If Tenant shall pay the entire year rental in advance at the time the Lease is signed or not later than January 1, 2002, the Landlord shall discount that rental from \$15.99/RSF to \$15.19/RSF for an annual rental of \$184,769.59, discounted from \$194,494.30. In the event Tenant shall prepay the entire rental no later than March 1, 2002, the Landlord shall discount the annual rental rate to \$15.75/RSF for an annual rent of \$189,630.58. In any event, the rental rate on which the escalation for 2002 is based shall be \$15.95/RSF.

**Be it further resolved that** the Municipal Court Public Defenders lease is hereby modified and amended to provide that commencing January 1, 2002, it will take an "as is" condition, additional space (storage space) consisting of 552 usable square feet in the Grant Building known as Room #26.

**Be it further resolved that** the Municipal Court Public Defender's lease is hereby modified and amended to provide that commencing on January 1, 2002, the rental rate for the storage space shall be \$201.43 per month or \$2,416.86 per annum (4.63 X 552 usable square feet/RSF equals \$2,416.86. Such rental shall be payable in advance. If the full years rental is paid by December 31, 2001, it shall be \$2,296.02, if paid after December 31, 2001 but before March 1, 2002, it shall be \$2,356.44.

**Be it further resolved that** the rental for the original premises, expansion premises, expansions premises and storage area shall be \$187,065.61 if paid before January 1, 2002 and \$191,987.06 if paid before March 1, 2002, otherwise it shall revert to the regular rental schedule of \$196,911.60.

**Be it further resolved that if**, in the opinion of the Chief Financial Officer, it is in the best interests of the City to pay the prepay annual rent for the original premises, expansions premises and storage area for the 2002 term, before January 1, 2002 at the discounted rate offered by the Trinity Properties/Grant Ltd., L.P. Landlord, of \$15.19 per square foot per year, in an amount not to exceed \$184,769.59 per year, said rent shall be charged to and paid from fund center and account number 1A01 725001 S13001.

Alternately, **be it further resolved that if**, in the opinion of the Chief Financial Officer, it is in the best interests of the City to prepay the annual rent for the original premises, expansion premises and storage area for the 2002 term on March 1, 2002, at the discounted rate offered by the Trinity Properties/Grant Ltd., L.P., Landlord, of \$15.75/RSF per square foot per year, in an amount not to exceed \$189,630.58 per year, said rental shall be charged to and paid from fund center and account number 1A01 725001 S13001.

**Be it further resolved** that the City Attorney be and is hereby directed to prepare an appropriate agreement for execution by the Mayor or his designee, to be approved as to form by the City Attorney.

**Be it further resolved** that the City of Atlanta shall incur no liability until such contract has been executed by the Mayor or his designee and delivered to the contracting party.

**Be it further resolved** that all Resolutions in conflict herewith are hereby rescinded.

A true copy,

  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

NOV 19, 2001  
NOV 27, 2001

RCS# 3295  
11/19/01  
5:13 PM

Atlanta City Council

Regular Session

CONSENT

Pages 1 through 17

ADOPT

SEE ATTACHED LISTING OF  
ITEMS ADOPTED/ADVERSED  
ON CONSENT AGENDA

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 3

*Reconsidered*

*Without*

*Objection*

*(See RCS # 3272)*

Y McCarty	B Dorsey	Y Moore	Y Thomas
B Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	B Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

ITEM (S) REMOVED FROM  
CONSENT AGENDA

01-O-1653  
01-O-1788  
01-O-1789  
01-O-1887

**ITEMS ADOPTED ON  
CONSENT AGENDA**

1. 00-O-1291
  2. 01-O-1578
  3. 01-O-1720
  4. 01-O-1876
  5. 01-O-1877
  6. 01-O-1900
  7. 01-O-1740
  8. 01-O-1741
  9. 01-O-1742
  10. 01-O-1744
  11. 01-O-1904
  12. 01-O-1725
  13. 01-O-1732
  14. 01-O-1733
  15. 01-O-1734
  16. 01-O-1735
  17. 01-O-1736
  18. 01-O-1737
  19. 01-O-1738
  20. 01-O-1739
  21. 01-O-1790
  22. 01-O-1872
  23. 01-O-1888
  24. 01-O-1897
  25. 01-O-1898
  26. 01-O-1905
  27. 01-O-1697
  28. 01-O-1726
  29. 01-O-1462
  30. 01-R-1603
  31. 01-R-1781
  32. 01-R-1784
  33. 01-R-1785
  34. 01-R-1803
  35. 01-R-1804
  36. 01-R-1805
  37. 01-R-1806
  38. 01-R-1924
  39. 01-R-1807
  40. 01-R-1808
  41. 01-R-1866
  42. 01-R-1858
  43. 01-R-1859
  44. 01-R-1860
  45. 01-R-1861
  46. 01-R-1862
  47. 01-R-1863
  48. 01-R-1871
  49. 01-R-1902
  50. 01-R-1930
  51. 01-R-1931
  52. 01-R-1940
  53. 01-R-1731
  54. 01-R-1778
  55. 01-R-1779
  56. 01-R-1780
  57. 01-R-1797
  58. 01-R-1896
  59. 01-R-0868
-

01-12-1861

(Do Not Write Above This Line)

A RESOLUTION BY

FINANCE / EXECUTIVE COMMITTEE

To authorize the Mayor to execute a second renewal and amendment to the lease agreement with Trinity Properties/Grant Ltd., L.P., Landlord for the lease of office space in the Grant Building at 44 Broad Street for the office of the Municipal Court Public Defender and for all other purposes.

ADOPTED BY

NOV 19 2001

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Referred to \_\_\_\_\_

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

FINAL COUNCIL ACTION

2nd  1st & 2nd  3rd

Readings

Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED

NOV 19 2001

Mable Thomas

CERTIFIED

NOV 19 2001

MAYOR'S ACTION

NOV 27 2001

Signature of Mayor