

Item Title: Approval of Lease Amendment for Human Services Center Weatherbridge

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute an Amendment to extend the current Lease for Human Services Center Weatherbridge for an additional 18 months subject to terms and conditions that are acceptable to the County Attorney's Office.

Item Summary:

Purpose: The Board of Commissioners must approve all real property transactions by the County.

Background: In February 2017, the Board of Commissioners approved a lease at the Weatherbridge Center III located at 111 James Jackson Road in Cary to create the Human Services Center Weatherbridge in order to provide a Women, Infant, Children, (WIC) location and a Public Health and Social Services presence in western Wake County. Since that time, the space has been expanded to provide additional services. In 2020, 3.4 acres was acquired next to Dorcas Ministries on High House Road in Cary to build a permanent location to provide these services, which will be known as Western Regional Center. This new facility was planned to be open before the end of the current Weatherbridge lease. However, additional permit requirements from the Town of Cary, including a rezoning, require an extension of lease terms at Human Services Center Weatherbridge.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: There is no fiscal impact to the FY 2026 budget. Funding for the current lease term through June 30, 2026 was included in the adopted FY26 Department of Social Services budget. Funding for the 18-month extension through FY27 and FY28 will be included as part of the annual budget process.

Additional Information:

The current lease for the Human Services Center Weatherbridge (located at Weatherbridge Center III – 111 James Jackson Road in Cary) expires on June 30, 2026. The current monthly rental rate is \$22.25 per Square Foot (SF) of space (or \$23,286.48/month). Staff has negotiated acceptable lease terms that will allow continued and uninterrupted services to be provided until the Western Regional Center is completed. The specifics of the lease extension are as follows:

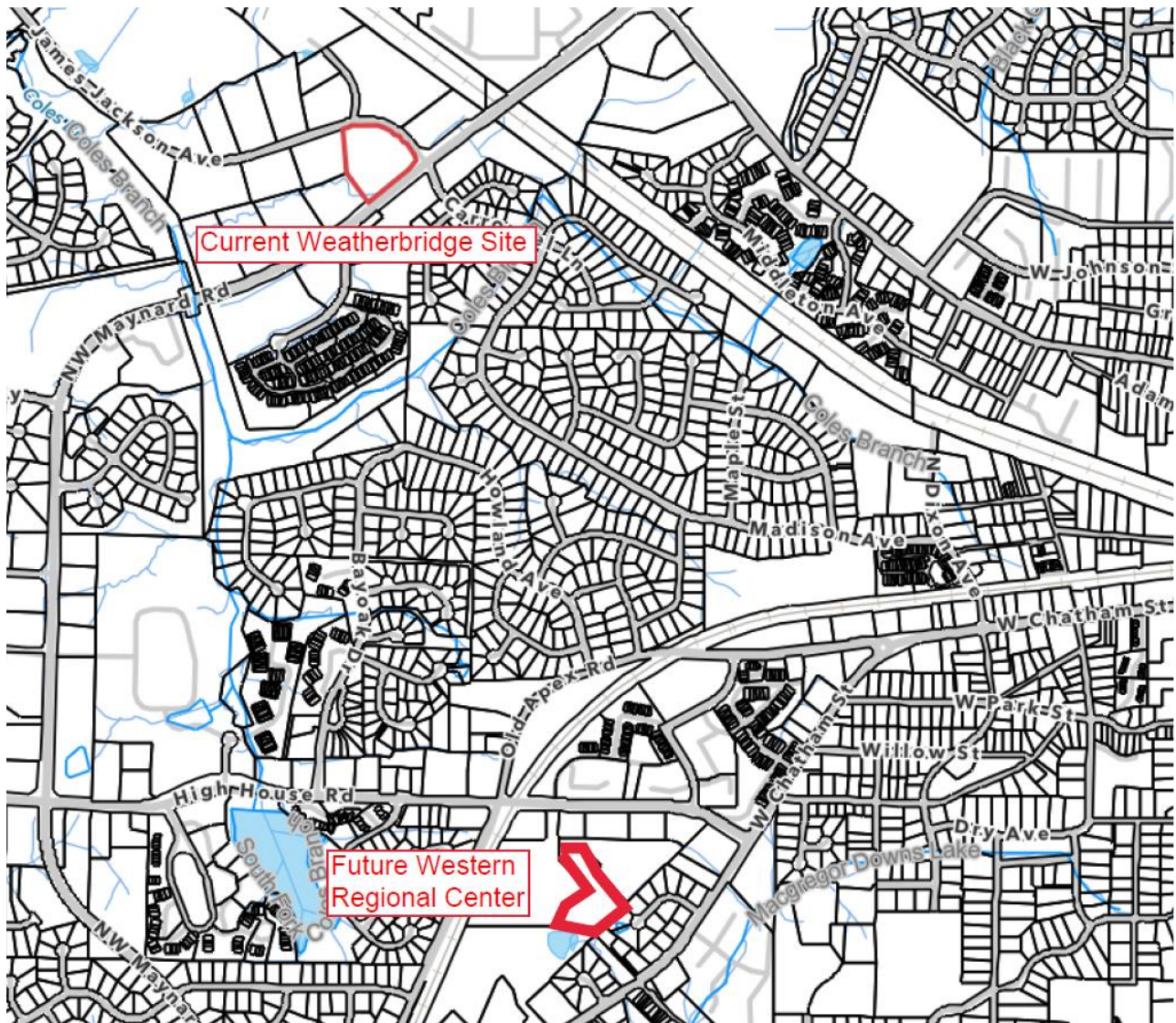
1. The Term of the Lease shall be extended by a total of Eighteen (18) months, with

the expiration date of December 31, 2027.

2. The Extension Terms are as follows:

- a. July 1, 2026 – June 30, 2027 @ \$22.92 per SF (or \$23,987.69/month)
- b. July 1, 2027 – Dec. 31, 2027 @ \$23.61 per SF (or \$24,709.83/month)

A map (below) is included showing the current Weatherbridge location and future Western Regional Center. Staff recommends the acceptance of the lease extension terms to allow sufficient time to complete the construction of a permanent site to deliver Health & Human Services in western Wake County.



Attachments:

None.