

Item Title: Approval of Lease Amendment for Weatherbridge Center III

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute an Amendment to the Lease for Weatherbridge Center III, 111 James Jackson Avenue, Cary, NC 27613

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 in Cary to create a Women, Infant, Children, (WIC) presence to provide Health and Human Services 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 Weatherbridge lease. However, additional permit requirements from the Town of Cary, including a rezoning, require an extension of lease terms at Weatherbridge.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: The annual cost of the lease will be \$150,714.52 to extend the lease term by 12 months, with options to extend the lease term for an additional 6 months. The lease payments will be funded through the Health and Human Services budget. Existing funding is sufficient to cover the FY25 lease payments. Additional funding will be required through FY26 and FY27 and will be included as part of the annual budget process.

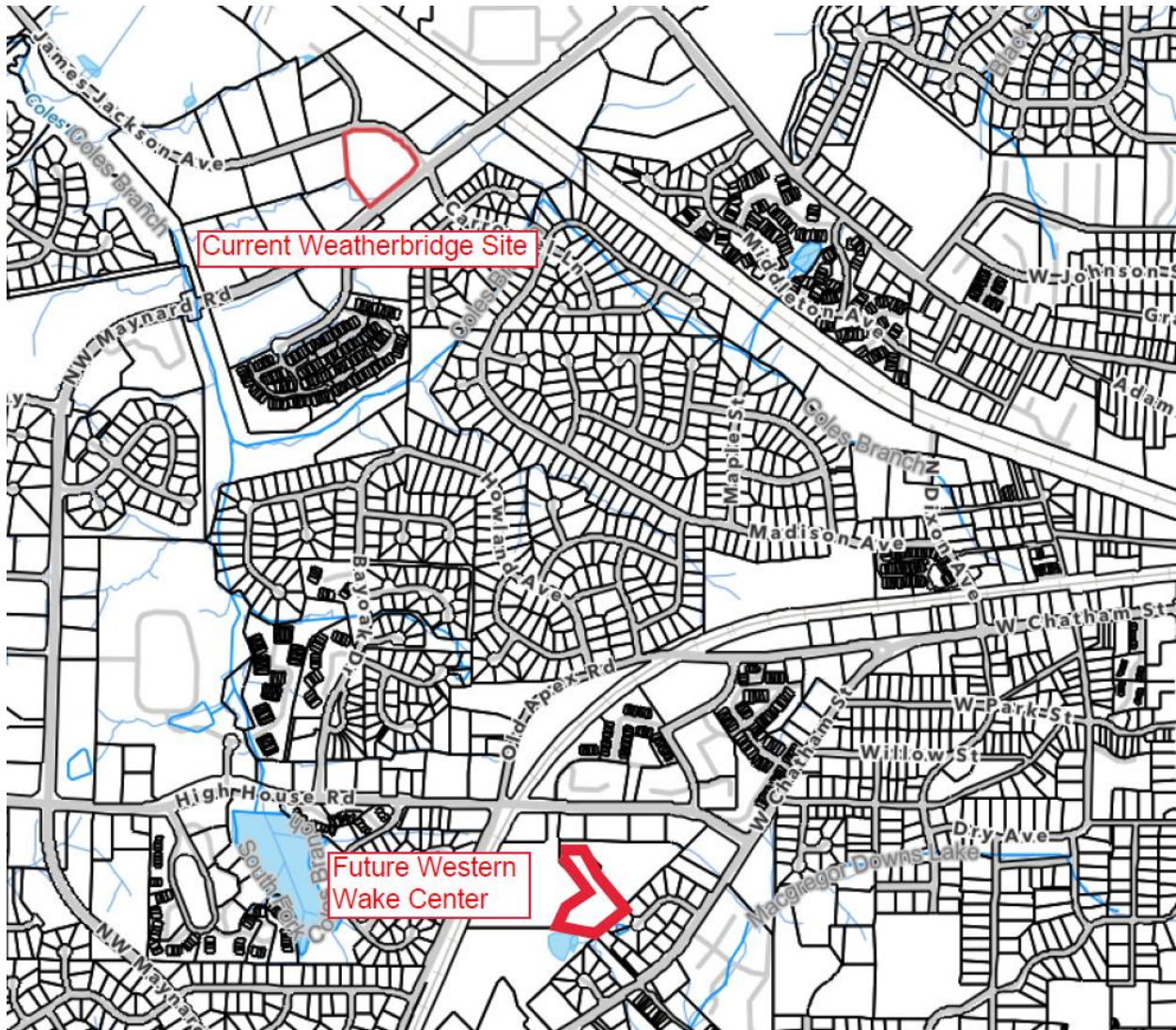
Additional Information:

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:

- The Term of the Lease shall be extended by a total of twelve (12) months, with the expiration date of June 30, 2026.
- The Monthly Rent for the extended term under the Lease shall be \$22.25 per Square Foot (SF) of space (or \$23,286.48/month).

- A Renewal Option allows the County two (2) options to extend the Lease for an additional three (3) months provided that the County informs the Landlord in writing sixty (60) days prior to Lease Expiration. The Extension Terms are as follows:
 - July 1, 2026 – Sept. 30, 2026 @ \$22.92 per SF (or \$23,987.69/month)
 - Oct. 1, 2026 – Dec. 31, 2026 @ \$22.92 per SF (or \$23,987.69/month)

Map Showing Current Weatherbridge location and Future Western Wake 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.