

**Resolution**  
**WCPSS Lease Agreement with YMCA for E-46**

**WHEREAS**, the Wake County Board of Education wishes to enter into a twenty-year lease with The Young Men's Christian Association of the Triangle Area, Inc., (YMCA) for educational and related space to support operational, educational and student support needs under N.C. General Statute 115C-530; and,

**WHEREAS**, the Wake County Board of Education will be obligated to pay the YMCA Tenant Improvement Costs payments not to exceed \$18,528,786 per the terms of the lease agreement, which will come from funds appropriated by the Board of Commissioners and transferred to the WCPSS Capital Projects Fund in FY 2017 and FY 2018; and,

**WHEREAS**, the Wake County Board of Education will be obligated to pay the YMCA annual payments for common area charges of \$2.25 per rentable square foot, and includes exterior building maintenance, lighting, landscaping, and insurance for an annual cost of \$258,750. The WCPSS portion of these charges is 66 percent, or \$170,775 or \$14,231.25 a month; as estimated below;

Lease Yr	Fiscal Year	Est. CAM	Est. Utilities	Est. Janitorial	Total
	2018		\$0	\$0	\$0
	2019		\$0	\$0	\$0
1	2020	\$170,775	\$99,565	\$53,507	\$323,847
2	2021	\$175,044	\$103,050	\$55,380	\$333,474
3	2022	\$179,420	\$106,657	\$57,318	\$343,395
4	2023	\$183,906	\$110,390	\$59,324	\$353,620
5	2024	\$188,504	\$114,253	\$61,400	\$364,157
6	2025	\$193,216	\$118,252	\$63,549	\$375,018
7	2026	\$198,047	\$122,391	\$65,774	\$386,211
8	2027	\$202,998	\$126,675	\$68,076	\$397,748
9	2028	\$208,073	\$131,108	\$70,458	\$409,639
10	2029	\$213,275	\$135,697	\$72,924	\$421,896
11	2030	\$218,606	\$140,447	\$75,477	\$434,530
12	2031	\$224,072	\$145,362	\$78,118	\$447,552
13	2032	\$229,673	\$150,450	\$80,852	\$460,976
14	2033	\$235,415	\$155,716	\$83,682	\$474,813
15	2034	\$241,301	\$161,166	\$86,611	\$489,078
16	2035	\$247,333	\$166,807	\$89,643	\$503,782
17	2036	\$253,516	\$172,645	\$92,780	\$518,941
18	2037	\$259,854	\$178,687	\$96,027	\$534,569
19	2038	\$266,351	\$184,941	\$99,388	\$550,680
20	2039	\$273,009	\$191,414	\$102,867	\$567,291
	Totals:	\$2,821,024	\$1,760,013	\$945,839	\$5,526,877

**WHEREAS**, Property taxes will be due and payable unless otherwise exempt. WCPSS shall be responsible for property tax payments due to the landlord; and,

**WHEREAS**, Per 115C-530, if an operational lease is approved by the board of county commissioners, in each year the county commissioners shall appropriate sufficient funds to meet the amounts to be paid during the fiscal year under the lease; and,

**WHEREAS**, The Board of Commissioners approves an annual recurring operating appropriation to WCPSS which shall be the source of these funds;

**WHEREAS**, North Carolina General Statutes §115C-530 requires that operational leases for school buildings and school facilities be approved by the Board of County Commissioners and Local Government Commission; and

**WHEREAS**, the Wake County Board of Commissioners finds that the proposed contract is necessary and expedient; is preferable to a bond issue for the same purpose; the sums to fall due under the contract are adequate and not excessive for the proposed purpose; and that an increase in taxes, if any, necessary to meet the sums to fall due under the contract will not be excessive;

**NOW, THEREFORE, BE IT RESOLVED** that the Wake County Board of Commissioners hereby agrees to appropriate sufficient funds to the Wake County Board of Education to meet the YMCA lease obligations. The Wake County Board of Commissioners finds that because the property is not for sale, because the Board of Education approved a Public Private Partnership delivery method pursuant to NCGS143-128.1C and 160A-20 related to this project, and because the school system desires educational and related space to support operational, educational and student support needs under N.C. General Statute 115C-530; the Board of Commissioners approves the lease to form in support of the Board of Education's application to the Local Government Commission for approval of the lease.

Adopted this the 5th day of February 2018.

Wake County Board of Commissioners

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Jessica Holmes, Chair