ORDINANCE NO. 2948 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE MAYOR AND/OR CITY MANAGER AND CITY CLERK TO EXECUTE AN OFFICE LEASE AGREEMENT WITH THE ARIZONA DEPARTMENT OF CHILD SAFETY, AN AGENCY OF THE STATE OF ARIZONA FOR OFFICE SPACE AT THE BANK OF AMERICA PLAZA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

WHEREAS, the City of Glendale owns an office building located at 5800 West Glenn Drive, Glendale, Arizona ("Bank of America building"); and

WHEREAS, the Arizona Department of Child Safety ("State") wishes to lease approximately 36,540 square feet of office space currently vacant in the Bank of America building; and

WHEREAS, in consideration for entering into a lease, the City is agreeing to provide certain tenant-requested improvements and the State is agreeing to pay $150,000 toward those tenant improvements and a base rental amount of $52,678.50 per month for a five year term; and

WHEREAS, if the State terminates the lease within the first 24 months of the five year leasehold, the State agrees to reimburse the City for those tenant improvements on a pro rata basis;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. The Mayor and the City Council have hereby determined that entering into the Lease with the Arizona Department of Child Safety, an Agency of the State of Arizona, is in the public interest.

SECTION 2. The City Manager is hereby authorized and directed to execute the Lease with the Arizona Department of Child Safety, an Agency of the State of Arizona, and any documents necessary to effectuate the Lease, including, but not limited to, the Certification of Regulatory Compliance, the Subordination and Attornment Agreement, and the Estoppel Certificate, on behalf of the City of Glendale.

SECTION 3. The City Manager is also hereby authorized to renew the Lease with the Arizona Department of Child Safety, an Agency of the State of Arizona, for one additional five year term, on the same terms and conditions as contained in the initial Lease, at the conclusion of the initial lease term.

SECTION 4. The City Clerk is hereby accordingly instructed and authorized to forward a certified copy of this ordinance and the duly executed Lease to the Maricopa County Recorder's Office for recording. A copy of said Lease and any documents necessary to effectuate the Lease shall also be placed on file in the office of the City Clerk.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 23rd day of June, 2015.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

Acting City Manager