



## Legislation Text

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DNBD EleanorKahleLease2019

Development / Real Estate

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(Revised)

**Authorizing the mayor to enter into a five (5) year Lease, with an option for an additional five (5) year renewal period as well as other provisions between the City of Toledo (“City”) and West Toledo Senior People, Inc. (aka Eleanor Kahle Senior Center), (“Center”) located at 1315 Hillcrest Avenue, Toledo, Ohio 43612; accepting and depositing rent proceeds into the General Fund; and declaring an emergency.**

### SUMMARY & BACKGROUND:

This legislation authorizes the Mayor to enter into a new lease for an initial term of five (5) years with a renewal option for an additional five (5) years at an annual rent of \$500. Operating expenses, including taxes and insurance are to be paid by Center, except that any maintenance expense greater than \$500 per occurrence for year 1 to year 3 of Term and \$1,000 per occurrence for year 4 and year 5 of Term are to be paid by city. All utilities, except telecommunications (i.e. internet, phone, cable, etc.) will be paid by city. No assignments or sublease rentals will be permitted without the prior written consent of city and a standard form of rental agreement is included with the lease. Finally, there are preventative maintenance rules in effect intended to preserve the longevity of the facility.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the mayor is authorized to execute a lease agreement between the City of Toledo and West Toledo Senior People, Inc. (Eleanor Kahle Senior Center) for a term of five (5) years with an option for renewal for an additional five (5) years. The agreement shall contain such terms and conditions deemed necessary and proper by the mayor, the Director of Neighborhood and Business Development and the Director of Law.

SECTION 2. That the lease shall contain an annual rent of \$500 excluding operating expenses for any insurance premiums, maintenance expenses, and utilities as required by the Lease.

SECTION 3. That the Lease “Premises” are more specifically described on Exhibit “A”, incorporated by reference.

SECTION 4. That the Lease Premises is not needed by the City for any municipal purpose and is in the best interest of the City.

SECTION 5. That the mayor is authorized to accept and deposit rent proceeds from the lease agreement into the General Fund, Account Code 1001-16400-5000436STDSTD.

