



Andy Beshear
GOVERNOR

**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
DIVISION OF REAL PROPERTIES**

Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
Phone: (502) 564-2205
Fax: (502) 564-8108


Holly M. Johnson
SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

TO: Katherine Halloran, Committee Staff Administrator
Capital Projects and Bond Oversight Committee

FROM: Brien S. Hoover, Leasing Manager 
Division of Real Properties

DATE: August 14, 2023

SUBJECT: PR-5586, Jefferson County
Department of Corrections
Lease Modification Exceeding \$50,000.00

As outlined, attached please find notification of a lease agreement modification being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

BSH/bh
Attachment

CC: Capital Construction Log
OSBD
PR-5586 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION EXCEEDING \$50,000.00

Lease No.: PR-5586		County: Jefferson	
Using Agency: Department of Corrections			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Louisville Jefferson County Metro Government	
		DBA Parking Authority of the River City	
Property Location: 523 South 5th Street, Louisville, KY			
Check One: <input type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification			
Type Space: Parking		Cost Per Square Foot: \$95.00/\$106.00 per space per month	
Annual Rental Cost: \$101,040.00		Average Cost Per Square Foot of Leased-In Space in County: \$ N/A	
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days		<input type="checkbox"/> No If no, explain why not:
Effective Date: September 1, 2023		Expiration Date: June 30, 2024	
Justification for Lease: Please see attached			
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:			
Explain why the Finance & Administration Cabinet chose this lessor (see attached approval memo and modification): Please see attached.			

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Louisville Jefferson County Metro Government, DBA Parking Authority of River City	PR NUMBER, COUNTY	PR-5586, Jefferson County
	ADDRESS	222 South First Street, Suite 400 Louisville, KY 40202	VENDOR NUMBER
AGENCY/DEPARTMENT			Department of Corrections
DIVISION			
DATE			August 14, 2023
INSTALLATION CODE			91738

- Lease Agreement number PR-5586, Jefferson County, dated February 1, 2019, is hereby modified as set forth in Paragraph Two.
- This Lease is modified as follows:

EFFECTIVE September 1, 2023:

To increase the number of leased parking spaces by forty (40) at a rental rate of \$106.00 per space per month (\$50,880.00 annually). The Department retains use of forty-four spaces leased at a rental rate of \$95.00 per space per month (\$50,160.00 annually); and the total annual rental cost is increased to \$101,040.00.

- All other terms and conditions of the lease remain unchanged.
- The Lessor is required to sign this document and return all copies for further processing.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

STATE LEASING AGENCY REPRESENTATIVE _____	Date _____	LESSOR _____	Date _____
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES _____	Date _____	ATTORNEY, FINANCE & ADMINISTRATION CABINET _____	Date _____
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES _____	Date _____	DIRECTOR, DIVISION OF REAL PROPERTIES _____	Date _____

SECRETARY, FINANCE & ADMINISTRATION CABINET _____ Date _____ APPROVED THIS _____ DAY OF _____, 20_____

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205. **JLB**



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DIRECTOR

MEMORANDUM

TO: Natalie W. Brawner, Director
Division of Real Properties

FROM: Brien S. Hoover, Leasing Manager *BSH*
Division of Real Properties

DATE: August 14, 2023

SUBJECT: PR-5586, Jefferson County
Department of Corrections

The Department of Corrections currently leases forty-four (44) parking spaces from the Parking Authority of the River City (Louisville Jefferson County Metro Government) at a rental rate of \$95.00 per space per month (\$50,160.00 annually) with a term expiring June 30, 2024. The Department of Corrections recently submitted a request for forty (40) additional parking spaces at the subject parking garage due to safety concerns at the Chestnut Street parking facility leased under PR-4496, Jefferson County. A modification is being processed to reduce the total number of parking spaces under lease in the Chestnut Street facility by an equivalent number of spaces.

Pursuant to applicable provisions of KRS 56.805(2), the lessor has consented to add the additional parking spaces at a rate of \$106.00 per space per month. It is our understanding that the additional cost for the supplemental spaces is due to the 2022 Sales & Use Tax changes under House Bill 8 and we anticipate that the authority will request a rental rate adjustment for the remaining spaces during regular renewal processing for fiscal year 2024. The attached lease modification provides for an increase of forty (40) parking spaces; from forty-four (44) parking spaces to eighty-four (84) parking spaces; and the associated increase of \$50,880.00 in the annual rental cost; from \$50,160.00 to \$101,040.00 effective September 1, 2023. Capital Projects and Bond Oversight Committee reporting is required after terms are defined and prior to execution of the modification pursuant to applicable provisions of KRS 56.823 (11). Your approval of the attached lease agreement is recommended to secure supplemental parking spaces as requested by the Department of Corrections.

Should you require additional information, please advise.

BSH/JLB/jlb
Attachment

APPROVED:

Natalie W. Brawner
Natalie W. Brawner, Director