

Andy Beshear
GOVERNOR

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

Holly M. Johnson
SECRETARY

Charles O. Bush, Jr.
INTERIM COMMISSIONER

Natalie W. Brawner
DIRECTOR

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

Fax: (502) 564-8108

MEMORANDUM

TO: Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

FROM: Natalie W. Brawner, Director

Division of Real Properties

DATE: January 13, 2025

SUBJECT: FY26 Lease Renewal in Excess of \$100,000

During the regular renewal cycle processing for Fiscal Year 2026, the Division of Real Properties, Leased Properties Branch has secured various lease renewals for an additional year or years at the existing terms of the leases that were previously set to expire June 30, 2025. Pursuant to KRS 56.823(2), since the annual lease cost equals or exceeds \$100,000.00, the following leases are being reported to the Committee.

F	FY26 LEASE RENEWALS GREATER THAN \$100,000 AS OF JANUARY 13, 2025											
PR NUMBER	Department Name	Vendor Name	Cost Per SQ FT	Square FT	County Name	Amount - Annual Rent	Renewal Year					
PR-3524	HEALTH AND FAMILY SERVICES	CUNDIFF DEVELOPME NT INC	\$8.07	14625	PULASKI	\$118,023.84	2033					
PR-4487	HEALTH AND FAMILY SERVICES	CHILDERS OIL CO INC	\$9.26	19285	LETCHER	\$178,579.12						
PR-5410	HEALTH AND FAMILY SERVICES	MARCUM HILL LLC	\$13.39	14326	CLAY	\$191,825.16	2033					
PR-5586	CORRECTIONS	LOUISVILLE/J EFFERSON CO METRO GOV	\$106.00 per parking space per month	84 parking	JEFFERSON	\$106,848.00	2026					

CC: Capital Construction Log, OSBD, PR Files



Lease No.: PR-3524		County: PULASKI						
Using Agency: Cabinet for Health and Services	Family	Services,	Department for Community Based					
	CUN	DIFF DEVELOPMENT INC						
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary								
Property Location: 650 N MAIN ST, SOMERSET, KY								
Check One: New Lease Ren	Modif	fication						
Type Space: Office	Cost Per Square Foot: \$8.07							
Annual Rental Cost: \$118,023.84	Average Cost Per Square Foot of Leased-In Space in County: \$10.46							
Utilities Included: ⊠ Yes: Water, Sewer ⊠ No: Electricity	, Gas							
Cancellation Clause: Yes If yes, explain term	s: 30 E	Days	☐ No If no, explain why not:					
Effective Date: July 1, 2025		Expiration Date: June 30, 2033						
Justification for Lease: Lease renewal								
Has the Finance & Administration Cabinet complied with statutory requirements: ∑ Yes ☐ No If no, explain:								
Explain why the Finance & Administration	n Cabi	net chose th	is lessor: Lease renewal					

B217-6 (Rev. 09/12)

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

of t	the parties (or their representatives), the following described LINDIFF DEVELOPMENT INC P O BOX 22594 LEXINGTON, additions for further periods of twelve (12) months not to extend	orth in the original Lease Agreement, and as designated below by signature Lease Agreement by and between HEALTH AND FAMILY SERVICES and KY 40522 by mutual agreement, is hereby renewed at the same terms and d beyond June 30 (please <u>check</u> and <u>initial</u> your choice on the appropriate
	2026 2027	2028 2029
	2030 2031	2032 2033
The	e annual base rental rate shall remain \$ 8.07 per square foo	t for 14625 square feet for office space.
	LEASE NUMBER: PR03524	LOCATION:
	COUNTY: PULASKI	650 N MAIN ST SOMERSET, KY
	ADDENDUM ATTACHED: NO (Lessor mus	st sign Addendum if attached)
2.	The Lessor agrees to notify the Commonwealth of all persons owning in stock, in partnership, in business trust, or in corporation, including Agreement.	ng, or upon any change or transfer of ownership involving five percent (5%) or more g silent or limited partners. Non-compliance may result in termination of the Lease
3.	The Lessor acknowledges that his property may be inspected by the comply with all applicable standards (life safety and ADA accessibility).	ne Division of Building Codes Enforcement and/or the State Fire Marshal and must ity).
4.	Accounts, and the Legislative Research Commission, or their duly records, or other evidence, which are directly pertinent to this or prequalification information confidentially disclosed as part of the lexempt from disclosure as provided in KRS 61.878(1)(c). The contrareceived during a financial audit or program review shall be subject to between the contractor and the contracting agency, Attorney Gener	contracting agency, the Finance and Administration Cabinet, the Auditor of Public authorized representatives, shall have access to any books, documents, papers, contract for the purpose of financial audit or program review. Records and other bid process shall not be deemed as directly pertinent to the contract and shall be actor also recognizes that any books, documents, papers, records, or other evidence, to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute rail, or the Auditor of Public Accounts over documents that are eligible for production of dispute and issue a determination, in accordance with Secretary's Order 11-004.
5.	partnership, corporation, business trust or other organization is invo- entitled to enter into contracts with the Commonwealth of Kentucl conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of statute or principle by the performance of this Lease, or will be realized	re" is construed to mean "they" if more than one person in involved; and, if a firm, olved, then "he" is construed to mean any person with an interest therein) is legally ky and that by holding and performing this contract will not be violating either any it the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies mance law of the Commonwealth, and that by entering into this Lease Modification of the Commonwealth.
An	nual Amount \$ 118023.84	LESSOR
As	trud Masterson	859-619-5454
Com	monwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER
ATT	ORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above address is incorrect
SEC	RETARY FINANCE & ADMINISTRATION CARINET	

SECRETARY, FINANCE & ADMINISTRATION CABINET

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 502/564-2319.

TWD/ER

Lease No.: PR-4487		County: LETCHER								
Using Agency: Cabinet for Health and Family Services, Department for Community Based Services										
	CHII	LDERS OIL CO INC								
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary										
Property Location: 415 HWY 2034 WHITESBURG, KY										
Check One: New Lease Ren	ewal	☐ Modification								
Type Space: Office	Cost Per Square Foot: \$9.26									
Annual Rental Cost: \$178,579.12	Average Cost Per Square Foot of Leased-In Space in County: \$11.39									
Utilities Included: Yes No										
Cancellation Clause: Yes If yes, explain term	s: 30 E	Days If no, explain why not:								
Effective Date: July 1, 2025		Expiration Date: June 30, 2026								
Justification for Lease: Lease renewal										
Has the Finance & Administration Cabinet complied with statutory requirements: ∑ Yes ☐ No If no, explain:										
Explain why the Finance & Administration	n Cabi	oinet chose this lessor: Lease renewal								

B217-6 (Rev. 09/12)

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

of the parties (or their representatives), the following described CHILDERS OIL CO INC P O BOX 430, WHITESBURG, KY 418	d Lease Agreement by and between HEALTH AND FAMILY SERVICES and 858 by mutual agreement, is hereby renewed at the same terms and conditions June 30 (please <i>check and initial</i> your choice on the appropriate line):
2026 2027	2028 2029
2030 2031	2032 2033
The annual base rental rate shall remain \$ 9.26 per square for	oot for 19285 square feet for office space.
LEASE NUMBER: PR04487	LOCATION:
COUNTY: LETCHER	415 HWY 2034 WHITESBURG, KY
ADDENDUM ATTACHED: NO (Lessor mo	ust sign Addendum if attached)
	wning, or upon any change or transfer of ownership involving five percent (5%) or more ding silent or limited partners. Non-compliance may result in termination of the Lease
 The Lessor acknowledges that his property may be inspected by comply with all applicable standards (life safety and ADA accessi 	y the Division of Building Codes Enforcement and/or the State Fire Marshal and must ibility).
Accounts, and the Legislative Research Commission, or their d records, or other evidence, which are directly pertinent to this prequalification information confidentially disclosed as part of th exempt from disclosure as provided in KRS 61.878(1)(c). The conreceived during a financial audit or program review shall be subje between the contractor and the contracting agency, Attorney Ger	e contracting agency, the Finance and Administration Cabinet, the Auditor of Public fully authorized representatives, shall have access to any books, documents, papers, is contract for the purpose of financial audit or program review. Records and other the bid process shall not be deemed as directly pertinent to the contract and shall be intractor also recognizes that any books, documents, papers, records, or other evidence, act to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute ineral, or the Auditor of Public Accounts over documents that are eligible for production the dispute and issue a determination, in accordance with Secretary's Order 11-004.
partnership, corporation, business trust or other organization is in entitled to enter into contracts with the Commonwealth of Kent conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) statute or principle by the performance of this Lease, or will he rea	("he" is construed to mean "they" if more than one person in involved; and, if a firm, nvolved, then "he" is construed to mean any person with an interest therein) is legally tucky and that by holding and performing this contract will not be violating either any of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable alize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies in finance law of the Commonwealth, and that by entering into this Lease Modification is of the Commonwealth.
Annual Amount \$ 178579.12	Steph Johnson Childrens OU
Astrud Masterson	606-959-9548 01 COUE-059-9070
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	ESSUR S CURRENT PHONE NUMBER
ATTORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above address is incorrect
SECRETARY, FINANCE & ADMINISTRATION CABINET	

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 502/564-2319.

TWD/ER

Lease No.: PR-5410		County: CLAY							
Using Agency: Cabinet for Health and I Services	Family	ly Services, Department for Community Based							
	MAR	RCUM HILL LLC							
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary									
	DD GI								
Property Location: 25 MARCUM HILL RD SUITE 1, MANCHESTER, KY									
Check One: New Lease Ren	ewal	☐ Modification							
Type Space: Office	Cost Per Square Foot: \$13.39								
Annual Rental Cost: \$191,825.16	Average Cost Per Square Foot of Leased-In Space in County: \$18.74								
Utilities Included: Yes No									
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days If no, explain why not:							
Effective Date: July 1, 2025		Expiration Date: June 30, 2033							
Justification for Lease: Lease renewal									
Has the Finance & Administration Cabinet If no, explain:	t comp	plied with statutory requirements: X Yes No							
Explain why the Finance & Administration	n Cabi	inet chose this lessor: Lease renewal							

B217-6 (Rev. 09/12)

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

M/	the parties (or their representations of two e):	ves), the following described MAIN STREET LONDON,	Lease A KY 4074	greement by and b	etween HEA ment, is here	LTH AND F by renewed	AMILY SERVICE at the same term	S and
	2026	2027		2028		2029 _		
	2030	2031	_	2032	$ \times$	2033 _	<u> </u>	
Th	e annual base rental rate shall r	emain \$ 13.39 per square f	oot for 1	4326 square feet f	or office spa	ice.		
	LEASE NUMBER: F	PR05410	LOC	CATION:				
	COUNTY: CLAY		MARCUM HILL NCHESTER, K		TE 1		:	
-	ADDENDUM ATTACHI	ED: NO (Lessor mu	 st sign	Addendum if	attached)			
2.	The Lessor agrees to notify the C in stock, in partnership, in busine Agreement.	ornmonwealth of all persons ow ss trust, or in corporation, include	ning, or up ling silent	oon any change or tra or limited partners. N	nsfer of owners lon-compliance	ship involving e may result i	five percent (5%) on termination of the	r more Lease
3.	The Lessor acknowledges that hi comply with all applicable standar	s property may be inspected by ds (life safety and ADA accessit	the Divisi pility).	on of Building Codes	Enforcement a	and/or the Sta	ate Fire Marshal and	d must
4.	The contractor, as defined in KF Accounts, and the Legislative Re records, or other evidence, which prequalification information confice exempt from disclosure as provide received during a financial audit of between the contractor and the coand review, the Finance and Administration of the coand review, the Finance and Administration in KF Accounts to the Record of the Coand Review of the Finance and Administration of the Coand Review of the Finance and Administration of the Review of th	search Commission, or their du h are directly pertinent to this dentially disclosed as part of the ed in KRS 61.878(1)(c). The cont r program review shall be subject ontracting agency, Attorney Gen	ally authoric contract bid procestactor also to the Kee eral, or the	zed representatives, for the purpose of fir ess shall not be deep orecognizes that any entucky Open Records a Auditor of Public Ac	shall have acc nancial audit of med as directly books, docume s Act, KRS 61.3 counts over do	ess to any book program reprogram reprogram reprogram to pertinent to ents, papers, reproduced to 61.884 cuments that	ooks, documents, periew. Records and the contract and streeords, or other evic. In the event of a dare eligible for products.	d other hall be dence, dispute duction
5.	The Lessor certifies by his signal partnership, corporation, business entitled to enter into contracts w conflict of interest statute (KRS 4 statute or principle by the performathat he has not knowingly violated Agreement he will not be in violation.	trust or other organization is in ith the Commonwealth of Kentu 5A.330 - 45A.340 or 45A.990) ance of this Lease, or will he real d any provision of the campaign	volved, the cky and the control of the Executive and the control of the control o	en "he" is construed that by holding and precutive Branch Code lawful benefit or gain of the Commonwe	to mean any po erforming this of Ethics, KRS directly or indire	erson with an contract will r Chapter 11/ ectly from it. 1	interest therein) is not be violating either A, or any other app The Lessor further co	legally er any licable ertifies
Αn	nual Amount \$ 19182	25.16						
2	Astrud Masterson			LESSOR		3		
Com	nmonwealth of Kentucky - LEASING	AGENCY REPRESENTATIVE		LESSOR'S CURREN	T PHONE NUM	MBER		
ΛΤΤ	ORNEY, FINANCE & ADMINISTRA	TION CABINET	i	NEW ADDRESS Only	y If the above ad	dress is incorre	oct	
FC	RETARY, FINANCE & ADMINISTR	ATION CABINET	2,				<u> </u>	

Lease No.: PR-5586		County: JEFFERSON								
Using Agency: Department of Corrections, Division of Probation and Parole										
		JISVILLE/JEFFERSON CO METRO VERNMENT								
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary										
Property Location: 523 SOUTH FIFTH STREET, LOUISVILLE, KY										
Check One: New Lease Ren	iewal	☐ Modif	ication							
Type Space: Office	Cost Per Parking Space, Per Month: \$106.00 (84 spaces total)									
Annual Rental Cost: \$106,848.00		Average Cost for Parking Space in County: \$95.03 per parking space, per month								
Utilities Included: Yes No										
Cancellation Clause: Yes If yes, explain term	s: 30 Г	Days	☐ No If no, explain why not:							
Effective Date: July 1, 2025		Expiration Date: June 30, 2026								
Justification for Lease: Lease renewal										
Has the Finance & Administration Cabine If no, explain:	t comp	lied with sta	ntutory requirements: X Yes No							
Explain why the Finance & Administration	n Cabi	net chose th	is lessor: Lease renewal							

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

of LC LC	the pa DUISVILL DUISVILL	rties .E/JEI .E, KY	(or thei FFERSO 7 40202 b	r represer N CO MET y mutual ag	itatives), RO GOV jreemen	and the terms set for the following of FERNMENT, PARF t, is hereby renewe and <u>initial</u> your ch	lescribed (ING AU d at the s	Lease Ac THORITY O ame terms a	greement F RIVER and condit	by a	nd bet NC., 22	ween 2 S. 1 ^s	CORRE	ECTIONS & ET, SUITE 4	and 100
			2026	MY		2027	_	2028 _			202	9			
			2030			2031		2032 _			203	3			
Th	e annual	base	rental rat	e shall rem	ain for p	parking.									
	LEASE NUMBER: PR05586				LOC	ATION:									
	COUNTY: JEFFERSON				l .	SOUTH 5 SVILLE,		REET							
	ADDE	NDL	JM AT	rachet): NO	(Lessor mus	st sign	Addendu	m if atta	ached)		·• •		
2.		k, in pa				th of all persons own									
3.						nay be inspected by t y and ADA accessibil		n of Building	Codes Enfo	orcemen	t and/or	the Stat	e Fire M	arshal and m	ust
4.	Accoun records prequal exempt received between	its, and i, or of lification from o d during n the o	the Legis ther evide in informal disclosure ig a financi contractor	slative Rese nce, which ion confider as provided i ial audit or p and the cont	arch Com are direct tially disc n KRS 61 togram re racting ag	(9) agrees that the observed that the observed as part of the Lara (1)(c). The contraview shall be subject pency, Attorney Generables that the contraview shall review shall review the contraview shall review shall review shall review the contraview shall review shal	y authorize contract for bid proces actor also to the Ker ral, or the	ed representar the purposes shall not be recognized that tucky Open FAuditor of Pu	itives, shall e of finance e deemed at any book Records Aci blic Accour	I have a ial audit as direc s, docur t, KRS 6 its over	ccess to or prog thy pertinents, pa 1.870 to documen	any bounders and the tent to the tent tent to the tent tent tent tent tent tent tent	oks, doc riew. Re he contri cords, or In the e are eligib	uments, pape cords and otl act and shall r other eviden vent of a disp le for product	ers, her be ce, ute ion
5.	partners entitled conflict statute that he	ship, co to ent of inte or prine has no	orporation er into co erest statul ciple by the ot knowing	business transcript the business with the terminate (KRS 454) appendix of the business of the	ust or oth the Comi .330 - 45 e of this L ny provisi	fter affixed that he ("I er organization is inv monwealth of Kentuc A.340 or 45A.990) o Lease, or will he realiz ion of the campaign f mpaign finance laws	olved, the ky and th f the Exec e any unla inance lav	n "he" is cons at by holding cutive Branch wful benefit o v of the Comr	strued to me and perfor Code of E or gain direc	ean any ming thi thics, Kl tly or inc	person s contra RS Chap lirectly fr	with an i ct will no oter 11A om it. Tl	nterest to t be vio , or any ne Lesso	herein) is lega lating either a other applical r further certif	ally any ble ies
Annual Amount \$ 106848				L	ESSOR	wh	~		10.	æ- 2	24				
Liberye I Dailey					502.574-3817										
Cor	mmonwea	ith of K	Centucky -	LEASING A	GENCY F	REPRESENTATIVE	L	ESSOR'S CU	RRENT PH	HONE N	UMBER				
AT?	TORNEY,	FINAN	ICE & ADI	MINISTRATI	ON CABII	NET	N	EW ADDRES	S Only If th	ne above	address I	s Incorrec	rt	_	
									7 7			-			