



MEETING OF: August 9, 2016

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TITLE: Lease Agreement beteen TUSD and One Stop Ship and Move Company for the Facilities at 2120 E Broadway Boulevard with Authorization for the Director of Planning Services to Execute the Agreement

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ITEM #: 13

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Information:

Study:

Action: X

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PURPOSE:

Authorize the Director of Planning Services to execute a Lease Agreement with One Stop Ship and Move Company for 2,400 square feet of space at 2120 E Broadway Boulevard, Tucson, AZ.

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DESCRIPTION AND JUSTIFICATION:

One Stop Ship & Move Company was founded in 2005. They are currently located at 2020 East Broadway, just west of the TUSD facility they intend to lease. The company is in need of additional space and parking as the current location lacks both. They are an authorized dealer of Fedex, UPS and DHL; they are an exclusive dealer in Tucson for Global Express, a large shipping company headquartered in China; they provide in-store sales of packing materials such as boxes, tapes, and bubble wraps; and, as a U-Hall authorized dealer, they provide truck rentals. They plan to use the front portion of the proposed lease property for a sales counter, a staging area for goods being shipped and received, and showcasing of shipping and packaging materials. The other portions of the property will be used as an office and storage rooms for materials used for daily business operations. They will also provide U-Haul truck rental services.

Lease summary:

1. Term 3 years, with no renewal option; termination for any reason by either party with 90-day notice.
2. Escalating rate from \$3 per square foot per year for the first year increasing by \$1 per square foot per year each successive year of the term.
3. Tenant responsible for all maintenance except for the structural elements and utility mains, which are the responsibility of TUSD.

Bryant Nodine will be present to respond to questions.

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BOARD POLICY CONSIDERATIONS:

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LEGAL CONSIDERATIONS:

For all Intergovernmental Agreements (IGAs), Initiator of Agenda Item provides the name of the agency responsible for recording the Agreement after approval:

For amendments to current IGAs, Initiator provides original IGA recording number:

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Legal Advisor Signature (if applicable)

BUDGET CONSIDERATIONS:

<input type="checkbox"/>	District Budget
<input type="checkbox"/>	State/Federal Funds
<input type="checkbox"/>	Other
<u>Budget Cost</u>	<u>Budget Code</u>

Budget Certification (for use by Office of Financial Services only):

Date \_\_\_\_\_

I certify that funds for this expenditure in the amount of \$ are available and may be:

Authorized from current year budget \_\_\_\_\_


Authorized with School Board approval \_\_\_\_\_

Code:      Fund: \_\_\_\_\_

INITIATOR(S):

<u>Bryant Nodine, Director of Planning Services</u>	<u>7/28/16</u>
Name	Title
	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

<u>ATTACHMENTS:</u>
Click to download
 <a href="#">One Stop - TUSD Lease Agreement</a>

TUCSON UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM  
CONTINUATION SHEET