



Legislation Details (With Text)

File #: 190036. **Version:** 1 **Name:**
Type: Staff Recommendation **Status:** Passed
File created: 5/31/2019 **In control:** City Commission
On agenda: 6/20/2019 **Final action:** 6/20/2019
Title: Wells Fargo Bank Building Lease Agreement for Gainesville Police Department Internal Affairs Division (B)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 190036A_WFG, LLC Contract_20190620.pdf, 2. 190036B_IOC Recommendation of Location_20190620.pdf, 3. 190036C_Lease Comparisons_20190620.pdf

Date	Ver.	Action By	Action	Result
6/20/2019	1	City Commission	Approved as Recommended	

Wells Fargo Bank Building Lease Agreement for Gainesville Police Department Internal Affairs Division (B)

The Internal Affairs Division of the Gainesville Police Department handles all internal and external complaints filed against the Gainesville Police Department. As a part of their responsibilities, they interview and conduct investigations which include interviewing witnesses and complainants with allegations of misconduct. In accordance to the Department of Justice recommendations that the Internal Affairs Division be located offsite to ensure that citizens feel comfortable in expressing their concerns about the allegations being investigated. An offsite location will also ensure employee confidentiality adhere to. After being made aware of the need to relocate Internal Affairs, we spent the last few weeks checking several potential lease locations that meet the office requirements and identified criteria. The location that has been identified that most suits these needs is an office suite on the third floor at the Wells Fargo Building, 104 N. Main Street. The suite has adequate office space that would gives an opportunity for expansion, if needed, and is within location parameters. The costs are comparable to other locations checked. Comparibles are listed on attached spreadsheet.

On May 21, 2019, Dr. Shefali Tripathi presented to the City Commission the Gainesville Police Department Three Year Strategic Plan (reference Commission Agenda Item Number 181006) which included the Internal Affairs Division being located offsite. This agenda item was review and approved by all present members of the City Commission.

This is a five year lease with a two percent annual increase. The lease amount includes parking and utilities.

The amount per year is as follow:

June 1, 2019 the sum of \$2,502.50 per month (\$30,030 per year)

June 1, 2020-May 31, 2021 the sum of \$2,552.55 per month (\$30,630.60 per year)

June 1, 2021-May 31, 2022 the sum of \$2,603.60 per month (\$31,243.20 per year)

June 1, 2022-May 31, 2023 the sum of \$2,655.67 per month (\$31,868.04 per year)

June 1, 2023-May 31, 2024 the sum of \$2,708.79 per month (\$32,505.48 per year)

5 year total of \$156,277.32

The City Commission: 1) authorize the City Manager (or designee) to award contract to WFG Office Building LLC to serve as the housing for the Gainesville Police Department Internal Affairs Division; 2) allow the City Manager (or designee) to execute any related documents, subject to approval by the City Attorney as to form and legality.