



CITY OF ALLENTOWN

No. _____

RESOLUTION

R143 - 2023

Introduced by the Administration on September 6, 2023

Authorizes lease agreement with Lehigh Valley Health Network for 0.35 acres, more or less located at 1902 Lehigh Street, currently identified by the parties as the parking lot situated at the Mack South Fire House (hereinafter the "Parking Lot").

Resolved by the Council of the City of Allentown, That

WHEREAS, the City of Allentown is desirous of leasing the parking lot, located at 1902 Lehigh Street 18103, to Lehigh Valley Health Network for the period of September 2023, through September 2024, with (4) one (1) year terms beyond the contract expiration period.

WHEREAS, Article IV Financial Procedures, Chapter 5 Administration of Government, Section 5-28 Sale/Leasing of City Land, requires City Council approval for leasing City-owned real estate for a term in excess of five years.

WHEREAS, Lehigh University has had a lease for this Parking Lot since August 1997. Their current lease ends on August 31, 2023 with no option of an renewal period. However, with no renewal terms stated, a new lease is required.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Allentown Pennsylvania, hereby designates the Mayor as the official to execute all documents and agreements between the City of Allentown and Lehigh Valley Health Network to execute the requested lease agreement.

LEGISLATIVE TEMPLATE

- **What Department or bureau is Bill originating from? Where did the initiative for the bill originate?**

The lease agreement originates from the Purchasing office. This office is responsible for managing lease agreements for City-owned properties.

- **Summary and Facts of the Bill**

The Resolution is required to proceed with execution of the lease agreement between the City and Lehigh Valley Health Network for use of the Parking Lot located at 1902 Lehigh Street.

- **Purpose – Please include the following in your explanation:**
 - **What does the Bill do – what are the specific goals/tasks the bill seek to accomplish**
 - **What are the Benefits of doing this/Down-side of doing this**
 - **How does this Bill related to the City's Vision/Mission/Priorities**

The Resolution allows for the lease agreement to be fully executed once signed by all parties.

- **Financial Impact – Please include the following in your explanation:**
 - **Cost (Initial and ongoing)**
 - **Benefits (initial and ongoing)**

The agreement is for a nominal amount of \$15,102.00 for year one (\$1,258.50 a month) in addition to the annual stormwater fee of \$400.00 with four (4) one (1) renewal options. For each extension term, the lease will be increased based on the CPI percentage indicated on the official US Bureau of Labor Statistics.

- **Funding Sources – Please include the following in your explanation:**
 - **If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.**

No funding is needed.

- **Priority status/Deadlines, if any**

The current lease agreement for this property with Lehigh Valley Health Network ends on August 31, 2023.

- **Why should Council unanimously support this bill?**

Lehigh Valley Health Network has leased the Parking Lot since 1997. Their prior lease agreement was for an initial period of 4 years, from 2019-2023. However, due to the lease expiring Lehigh Valley Health

Network expressed their desire to renew, a new lease agreement is needed. This lease would be one (1) year with (4) one (1) year terms beyond the contract expiration period. For each extension term, the lease will be increased based on the CPI percentage indicated on the official US Bureau of Labor Statistics.