

Facility & Support Services

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October 1, 2023

TO: Mahesh Sharma
County Administrator
FROM: Tammy Speidel, FMP
Director, Scott County FSS
RE: MEDIC EMS of Scott County Lease Agreements- Space

Mahesh:

As you are aware one of the tasks that FSS has been working on as part of the MEDIC EMS transition is the reassignment of current leases for space from MEDIC EMS to MEDIC EMS of Scott County.

Lease locations and information is listed below:

LOCATION	LEASE HOLDER	DURATION	CHANGES	COST
606 W. Mayne St. Blue Grass	City of Blue Grass	Expires 10/31/2033	Delinquent payment interest rate increased from 6 percent to 9 percent Increase in utility reimbursement from 20% percent to 33% of actual utility costs.	Basic Lease Paid in Full Common Area Maintenance / replacement costs years 2026-2033 \$42,500.00 total
1933 Spruce Hills Dr. Bettendorf	City of Bettendorf	Expires 06/30/2029	Decrease in lease payment from \$500.00 per month to \$0 per month (Lease between governmental entities)	\$0.00
1204 E High St. Davenport Genesis East	Genesis Health System	Expires 05/04/2091 Land only- Medic owns Building Genesis can give 6 th month notice and purchase the building at fair market value	None	Ground lease Paid in full

LOCATION	LEASE HOLDER	TERM	CHANGE	COST
2202 North Marquette St. Davenport Genesis West	Genesis Health Systems	Expires 06/30/2025	End date to coincide with the end of the fiscal year.	\$56,799.55 total
1040 W 4 th St. Davenport	DSI Partners LLC	Expires 06/30/2025	None	\$29,762.10 total

Lease agreements have been reviewed by the County Attorney's office and are legally sufficient to meet the intended purposes.

I recommend that the Board approve these lease agreements. Agreements between the City of Bettendorf and the City of Blue Grass have been reviewed by each city but they will need to be formally approved by them as well.

I will be available at the Committee of the Whole to answer questions you or the Board may have regarding these lease agreements.

CC: Paul Andorf, MEDIC EMS of Scott County Director
David Farmer
FSS Management Team

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

October 12, 2023

A RESOLUTION APPROVING MEDIC EMS OF SCOTT COUNTY LEASE AGREEMENTS WITH VARIOUS PARTIES AS OUTLINED IN EACH SECTION BELOW.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the lease agreement between MEDIC EMS of Scott County and the City of Blue Grass for space at 606 W Mayne St. Blue Grass, IA from January 1, 2024 to October 31, 2033 be approved in the total amount of \$42,500.00.

Section 2. That the lease agreement between MEDIC EMS Of Scott County and the City of Bettendorf for space at 1933 Spruce Hills Drive Bettendorf, IA from January 1, 2024 to June 30, 2029 I be approved in the total amount of \$0.00.

Section 3. That the ground lease agreement between MEDIC EMS of Scott County and Genesis Health System at 1204 E High St Davenport, IA from January 1, 2024 to May 4, 2091 be approved in the total amount of \$0.00.

Section 4. That the garage lease between MEDIC EMS of Scott County and Genesis Health System at 2202 N. Marquette Davenport, IA from January 1, 2024 - May 31, 2025 be approved in the total amount of \$56,799.55.

Section 5. That the lease between MEDIC EMS and DSI Partners LLC at 1040 W 4th St. Davenport, IA from January 1, 2024 to June 30, 2025 be approved in the total amount of \$29,762.10.

Section 6. That the Director of Facility and Support Services is authorized to sign the lease agreements on behalf of the Scott County Board of Supervisors.

Section 7. This resolution shall take effect immediately.