



Northern Virginia Regional Commission

RESOLUTION

Resolution No. 14-21

PATRON: G. Mark Gibb
Executive Director
DATE: January 23, 2014

AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE FOR RELOCATION OF COMMISSION OFFICE

WHEREAS, the Commission's current lease for office space expires on December 31, 2015; and

WHEREAS, the Executive Director engaged a tenant representative in April 2013 to assist in evaluating options for remaining in the current space or for relocating to another property; and

WHEREAS, proposals were requested and received from several properties in the Merrifield, Tysons Corner and nearby geographic areas; and

WHEREAS, all properties satisfied NVRC's Charter requirement to locate in Fairfax County; and

WHEREAS, additional criteria for assessing the choices included cost, structural capacity for a large conference area and for offices that would accommodate both NVRC and the Northern Virginia Transportation Authority (NVTA), and proximity to rail and bus transit; and

WHEREAS, the proposal received from NVRC's current landlord involved relocating to larger space within a building adjacent to NVRC's current address; and

WHEREAS, the current landlord's proposal also permits NVRC's early departure from the current premises without any liability to pay for the unexpired term of the current lease; and

WHEREAS, taking into account both the financial considerations and the other relative merits of each choice, the Executive Director initiated lease negotiations for relocation to 3040 Williams Drive in Fairfax; and

WHEREAS, NVTA has signified its intent to co-locate with NVRC in this space; and

WHEREAS, the Executive Director has concluded, with advice from legal counsel, successful lease negotiations for office space at 3040 Williams Drive, and recommends prompt execution of a lease agreement to permit completion of required renovations in time for an August 2014 occupancy;

THEREFORE BE IT RESOLVED, that the Commission authorizes the Executive Director to accept the terms offered for a 140-month lease with TR Transwestern, LLC for second-floor office space at 3040 Williams Drive, Fairfax, Virginia 22031.

CERTIFICATION

The undersigned certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Northern Virginia Regional Commission on January 23, 2014.




G. Mark Gibb, Certifying Officer