

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 North Capitol Street, N.E.
Washington, D.C. 20002**

**APPROVAL OF COG SUBLEASE AGREEMENT WITH THE NATIONAL ASSOCIATION OF
REGIONAL COUNCILS**

WHEREAS, the Metropolitan Washington Council of Governments (COG) is an ownership partner, along with the International City/County Management Association (ICMA) and ICMA-Retirement Corporation (ICMA-RC) in the building located at 777 North Capitol Street NE, Washington, DC since 1990; and

WHEREAS, COG leases and occupies approximately 56,000 square feet of space in the building; and

WHEREAS, COG has leased approximately 2,100 square feet of surplus space to an association tenant for several years; and

WHEREAS, the most recent tenant vacated the space in August 2010; and

WHEREAS, the National Association of Regional Councils (NARC) has express a desire to lease approximately 2,400 square feet of space from COG including the vacant space plus three contiguous COG offices that can cost-effectively be integrated into existing vacant space; and

WHEREAS, NARC is a membership association representing regional councils and metropolitan planning organizations, including COG, and is a very compatible tenant for this vacant COG space; and

WHEREAS, leasing the vacant space to NARC would not impact COG's space requirements and will help support COG's rent expense which is part of its fiscal year indirect cost allocation plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:**

1. The executive director or his designee is authorized to execute a sublease agreement for approximately 2,400 square feet of office space with the National Association of Regional Councils (NARC) through December 2016 and may be extended.
2. In addition to the base rent, the lease will allow COG to pass along increases in operating, utility and property tax to NARC during the term of the lease. COG will provide NARC with a tenant rent credit for tenant building improvements.

COPY TESTE:

Nicole Hange, Board Clerk