

THE CITY OF NEWPORT

**RESOLUTION  
OF THE  
COUNCIL  
No. 2024-131**

WHEREAS: To provide the best quality of service to the residents of the City, particularly in the areas of equity, resilience and sustainability, and housing accessibility and affordability, new staff positions have been created and filled; and

WHEREAS: City Hall staffing is expected to increase by 8-10 individuals. Given current space constraints in Newport City Hall, office space to accommodate at least an equal number of employees is required. As of October 25th, 449 Thames Street (IYRS Mill Building) was the only advertised office space for lease in Newport with capacity for 8-10 workstations; and

WHEREAS: In addition to providing employees approximately 150sf per work station, the office space includes a dedicated conference room, is fully ADA compliant, and has the required two means of egress, and

WHEREAS: In order to accommodate both staff and the public, the overflow space is in close proximity to other City offices and affiliates to allow staff the ability to respond as needed. 449 Thames Street is located within .5 miles of the Maritime Center, Newport Public Library, The Hut, Public Services HQ, and the Edward King House Senior Center. It is also less than 1 mile to City Hall, and


WHEREAS: Office space at 449 Thames is available for lease on December 1, 2024. The proposed lease term is December 1, 2024 through December 31, 2029 with a rental schedule as follows:

December 1, 2024 to December 31, 2024 in the agreed upon amount of \$0. per month, plus utilities  
January 1, 2025 to December 31, 2025 in the amount of \$3,400. per month, plus utilities  
January 1, 2026 to December 31, 2026 in the amount of \$3,536. per month, plus utilities  
January 1, 2027 to December 31, 2027 in the amount of \$3,678. per month, plus utilities  
January 1, 2028 to December 31, 2028 in the amount of \$3,826. per month, plus utilities  
January 1, 2029 to December 31, 2029 in the amount of \$3,980. per month, plus utilities.

NOW THEREFORE BE IT

RESOLVED: That, pending review and approval of the lease by the City Solicitor, the City Council approve the lease for additional office space in the building located at 449 Thames Street, for the term of three (3) years and one (1) month, beginning on December 1, 2024.

IN COUNCIL  
READ AND PASSED  
NOVEMBER 13, 2024

  
Laura C. Swistak, CMC  
City Clerk