

LEGISLATIVE TRACKING FORM

Filing for Council Meeting Date: 3/4/25 X Resolution Ordinance

Contact/Prepared By: Date Prepared:

Title (Caption): A resolution approving Amendment One to a Lease Agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Education and Conexion Americas (Proposal No. 2022M-035AG-001).

Submitted to Planning Commission? N/A Yes-Date: Proposal No:

Proposing Department: Requested By:

Affected Department(s): Affected Council District(s):

Legislative Category (check one):

- Bonds Contract Approval Intergovernmental Agreement
- Budget - Pay Plan Donation Lease
- Budget - 4% Easement Abandonment Maps
- Capital Improvements Easement Accept/Acquisition Master List A&E
- Capital Outlay Notes Grant Settlement of Claims/Lawsuits
- Code Amendment Grant Application Street/Highway Improvements
- Condemnation Improvement Acc. Other:

FINANCE	Amount +/-: \$	Match: \$
Funding Source:	Capital Improvement Budget	Judgment and Losses
	Capital Outlay Notes	Local Government Investment Project
	Departmental/Agency Budget	Revenue Bonds
	Funds to Metro	Self-Insured Liability
	General Obligation Bonds	Solid Waste Reserve
	Grant	Unappropriated Fund Balance
	Increased Revenue Sources	4% Fund
Approved by OMB: Aaron Pratt R		Other: 3/26/2025 10:20 PM CDT
Approved by Finance/Accounts:		Date to Finance Director's Office:
Approved by Div Grants Coordination:		APPROVED BY
		FINANCE DIRECTOR'S OFFICE: Jennifer Reed/mjw

ADMINISTRATION

Council District Member Sponsors:

Council Committee Chair Sponsors:

Approved by Administration: Date:

DEPARTMENT OF LAW

Date to Dept. of Law: 4/1/2025 | 8:32 AM CDT Approved by Department of Law: Justin Marsh

Settlement Resolution/Memorandum Approved by:

Date to Council: For Council Meeting: E-mailed Clerk

All Dept. Signatures Copies Backing Legislative Summary Settlement Memo Clerk Letter Ready to File

RESOLUTION NO. RS _____

A resolution approving Amendment One to a Lease Agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Education and Conexion Americas (Proposal No. 2022M-035AG-001).

WHEREAS, The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Education, and Conexion Americas previously entered into a lease agreement, approved by BL2022-1511, for the purpose of an EL office and Pre-Kindergarten; and,

WHEREAS, the parties desire to amend the lease agreement; and,

WHEREAS, Amendment One to the lease agreement is attached hereto and incorporated herein; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that the amendment to the lease agreement be approved.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. This amendment one to the Lease agreement between The Metropolitan Government of Nashville and Davidson County and Conexion Americas, which is attached hereto and incorporated herein, is hereby approved.

Section 2. This resolution shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Dr. Adrienne Battle
Adrienne Battle, Director
Metropolitan Nashville Public Schools

Abraham Wescott
Abraham Wescott, Director
Public Property

INTRODUCED BY:

Member(s) of Council

APPROVED AS TO AVAILABILITY
OF FUNDS:

Jenneen Reed R.
Jenneen Reed, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:

Justin Marsh
Assistant Metropolitan Attorney



BOARD OF EDUCATION CONTRACT

FROM: METROPOLITAN BOARD
OF PUBLIC EDUCATION

TO: Jenneen Reed, Finance Director
Metropolitan Department of Finance

Contract Number: 7538345 Contractor: Conexion Americas
Sourcing Method: Amendment of a Previously Board Approved Contract
Start Date: 8/14/2024 End Date: 12/31/2032
Address: 2195 Nolensville Pike City: Nashville State: TN Zip: 37211
Supplier Number: 19262 Supplier Email: martha@conexionamericas.com

PURPOSE OF CONTRACT:

Amendment #1 to update current square footage, add new office space, and increase contract value. Contract is for the lease of space from Conexion Americas at Casa Azafran facility.

CONTRACT SPECIFICS:

Does this engagement require fund authorization by the MBPE? **Yes** Board Approval Date: **8/13/2024**

Is this an Intergovernmental Contract? **No**

Is there DBE Participation? **No** Type of DBE (check all that apply): ☐ SBE ☐ MBE ☐ WBE ☐ SDV

Value/Percentage of DBE Participation:

GRANT SUMMARY (IF APPLICABLE):

Grant Name:

Amount expected to receive: Business unit to which it will be deposited:

Are matching funds required? **No** If yes, amount of obligation:

If yes, specify fund that is being obligated:

CONTRACT FINANCIAL SUMMARY:

The additional funding obligated by the amendment: \$200,000.00

The not to exceed contract value is: \$1,750,000.00

BUDGET INFORMATION:

Account number: Revenue

Fund number: Revenue

kk R

MNPS Contact Person: Molly Hegwood
Email Address: molly.hegwood@mnps.org

Contract Agent: Stephen Pitman
Email Address: Stephen.Pitman@mnps.org

**AMENDMENT NUMBER 1 TO
METROPOLITAN NASHVILLE PUBLIC SCHOOLS CONTRACT
WITH
CONEXION AMERICAS
FOR
PURCHASE OF LEASE AGREEMENT**

This amendment is entered into by and between the **Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Nashville Public Schools** ("MBPE" or "MNPS") and **Conexion Americas** ("Contractor").

W I T N E S S E T H

WHEREAS, the parties desire to modify the terms and conditions and to add or delete certain other terms and conditions to their original agreement filed with the Metro Clerk's Office on 11/22/2022 MBPE Contract # 7538345, collectively hereinafter the "Contract", the parties hereby agree as set forth below.

1. The following items have hereby been added or deleted:

a. Section 1. Premises, Term and Rent has been updated to read as follows:

i. Landlord leases to Tenant and Tenant leases from Landlord the space designated as the "Premises" on Exhibit A attached hereto (the "Premises") in the approximately 28,800 square foot portion of the structure known as Casa Azafrán (such portion being hereinafter referred to as "Casa Azafrán") and located at 2195 N. Nolensville Pike in Nashville 37211 (the "Building"). The Premises contain approximately 9,050 square feet (EL Office = 244SF, Pre-Kindergarten = 8,710SF, Additional Office = 96SF) of the approximately 28,800 square feet contained in Casa Azafrán as a whole.

b. Section 3. Compensation has been updated to read as follows:

i. **EL office space (244 Squire Feet).**

Year 1: \$900 per month (265SF X \$3.39 per SF)

Year 2: \$861.32per month (244SF X \$3.53 per SF)

Year 3: \$932.08 per month (244SF X \$3.82 per SF)

Year 4: \$1088.24 per month (244SF X \$4.46 per SF)

Year 5: \$1088.24 per month (244SF X \$5.02 per SF)

Year 6: \$1378.6 per month (244SF X \$5.65 per SF)

Year 7: \$1432.28 per month (244SF X \$5.87 per SF)

Year 8: \$1490.84 per month (244SF X \$6.11 per SF)

Year 9: \$1549.4 per month (244SF X \$6.35 per SF)

Year 10: \$1,612 per month (244SF X \$6.61 per SF)

ii. **Pre-Kindergarten (8,710 Square Feet as well as parking spaces):**

Year 1: \$9,530.19 per month (8,710 SF X \$1.09 per SF)

Year 2: \$9,911.39 per month (8,710 SF X \$1.13 per SF)

Year 3: \$10,307.84 per month (8,710 SF X \$1.18 per SF)

Year 4: \$10,720.15 per month (8,710 SF X \$1.23 per SF)

Year 5: \$11,148.95 per month (8,710 SF X \$1.28 per SF)

Year 6: \$11,594.90 per month (8,710 SF X \$1.33 per SF)

Year 7: \$12,058.69 per month (8,710 SF X \$1.38 per SF)

Year 8: \$12,541.03 per month (8,710 SF X \$1.43 per SF)

Year 9: \$13,042.67 per month (8,710 SF X \$1.49 per SF)

Year 10: \$13,564.37 per month (8,710 SF X \$1.55 per SF)

iii. **Additional office space (96 Square Feet):**

Year 1: \$415 per month (96SF X \$4.32 per SF)

Year 2: \$432 per month (96SF X \$4.50 per SF)

Year 3: \$451 per month (96SF X \$4.69 per SF)

Year 4: \$469 per month (96SF X \$4.88 per SF)

Year 5: \$489 per month (96SF X \$5.09 per SF)

Year 6: \$508 per month (96SF X \$5.29 per SF)

Year 7: \$530 per month (96SF X \$5.52 per SF)

Year 8: \$552 per month (96SF X \$5.74 per SF)

Year 9: \$574 per month (96SF X \$5.97 per SF)

Year 10: \$597 per month (96SF X \$6.21 per SF)

Contract Number: 7538345

- c. Total Compensation to be paid to Contractor under this Contract is not to exceed \$1,750,000.
- d. Exhibit A has been updated to reflect all space being leased.
- 2. Subject to the modifications set forth in this Amendment, the above-referenced Contract between the parties is hereby ratified and confirmed.
- 3. This Amendment shall not be binding upon the parties until it has been signed first by the authorized representatives of Contractor, by the authorized representatives of the Metropolitan Government, and filed in the office of the Metropolitan Clerk.

~~ BALANCE OF PAGE IS INTENTIONALLY LEFT BLANK ~~

THE METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY BY AND THROUGH THE
METROPOLITAN BOARD OF PUBLIC EDUCATION
("Lessor"):

APPROVED:

Freda Player
MBPE Board Chair

RECOMMENDED:

Kevin Edwards
Director of Procurement

Casey Megow
Department Head

Maura Black Sullivan
Executive Staff Member

APPROVED AS TO AVAILABILITY OF FUNDS:

Revenue kk
Account #: _____

Jorge Pablos
Chief Operating Officer

Jennine Reed/mjw R
Metropolitan Director of Finance

APPROVED AS TO INSURANCE:

NA
Metropolitan Director of Insurance

APPROVED AS TO FORM AND LEGALITY:

Justin Marshe
Metropolitan Attorney

Lessee:

Conexion Americas
Firm/Organization

Martha Silva
Signature

Martha Silva
Name

Co- Executive Director
Title

3/20/2025 | 9:41 AM PDT
Date

FILED IN THE OFFICE OF THE
METROPOLITAN CLERK:

Metropolitan Clerk

Date Filed

Certificate Of Completion

Envelope Id: 6E574837-2ECE-4A2C-B9BF-42CCD05E995A

Status: Completed

Subject: Conexion Americas 7538345 Amendment #1

Source Envelope:

Document Pages: 8

Signatures: 14

Envelope Originator:

Certificate Pages: 4

Initials: 6

Stephen Pitman

AutoNav: Enabled

2601 Bransford Ave.

Envelopeld Stamping: Enabled

Nashville, TN 37204

Time Zone: (UTC-06:00) Central Time (US & Canada)

Stephen.Pitman@MNPS.org

IP Address: 96.4.9.1

Record Tracking

Status: Original

Holder: Stephen Pitman

Location: DocuSign

2/13/2025 8:57:21 AM

Stephen.Pitman@MNPS.org

Signer Events

Signature

Timestamp

Kevin Edwards

Kevin.Edwards@mnps.org

Director of Procurement

Metro Nashville Public Schools

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style
Using IP Address: 96.4.9.1

Sent: 2/13/2025 9:02:10 AM

Viewed: 2/13/2025 9:16:06 AM

Signed: 2/13/2025 9:16:21 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Martha Silva

martha@conexionamericas.org

Co- Executive Director

Conexion Americas

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style
Using IP Address: 69.138.148.244

Sent: 2/13/2025 9:16:23 AM

Resent: 3/4/2025 1:08:34 PM

Viewed: 3/20/2025 10:01:16 AM

Signed: 3/20/2025 11:41:18 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Kevin Knapp

kevin.knapp@mnps.org

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style
Using IP Address: 96.4.9.1

Sent: 3/20/2025 11:41:21 AM

Viewed: 3/20/2025 11:53:38 PM

Signed: 3/20/2025 11:53:54 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Casey Megow

Casey.Megow@mnps.org

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style
Using IP Address: 96.4.9.1




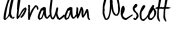
Sent: 3/20/2025 11:53:57 PM

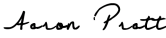

Viewed: 3/21/2025 6:07:04 PM

Signed: 3/21/2025 6:07:22 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Signer Events	Signature	Timestamp
Maura Black Sullivan Maura.Sullivan@mnps.org Chief Operating Officer Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 107.199.109.39	Sent: 3/21/2025 6:07:25 PM Viewed: 3/21/2025 6:17:43 PM Signed: 3/21/2025 6:18:14 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Jorge Robles jorge.robles@mnps.org Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 3/21/2025 6:18:19 PM Viewed: 3/23/2025 5:07:04 PM Signed: 3/23/2025 5:10:17 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Freda Player cameo.bobo@mnps.org Board Chair Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 136.58.50.123	Sent: 3/23/2025 5:10:20 PM Resent: 3/26/2025 8:04:52 AM Viewed: 3/26/2025 10:03:25 AM Signed: 3/26/2025 10:03:34 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Dr. Adrienne Battle Annie.Pugh@mnps.org Director of Schools Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 3/26/2025 10:03:37 AM Viewed: 3/26/2025 10:04:19 AM Signed: 3/26/2025 10:04:41 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.190	Sent: 3/26/2025 10:04:44 AM Viewed: 3/26/2025 12:52:16 PM Signed: 3/26/2025 12:55:43 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Rose Wood Rose.Wood@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/26/2025 12:55:46 PM Viewed: 3/26/2025 10:20:42 PM Signed: 3/26/2025 10:20:56 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Signer Events	Signature	Timestamp
Aaron Pratt aaron.pratt@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/26/2025 10:20:58 PM Viewed: 3/27/2025 6:18:44 AM Signed: 3/27/2025 6:19:20 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Jenneen Reed/mjw maryjo.wiggins@nashville.gov Finance Director Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/31/2025 10:41:41 AM Viewed: 3/31/2025 6:22:38 PM Signed: 3/31/2025 6:24:30 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Sally Palmer sally.palmer@nashville.gov Security Level: Email, Account Authentication (None)	Completed Using IP Address: 170.190.198.100	Sent: 3/31/2025 6:24:35 PM Viewed: 4/1/2025 7:58:26 AM Signed: 4/1/2025 8:04:46 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Justin Marsh justin.marsh@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.144	Sent: 4/1/2025 8:04:49 AM Viewed: 4/1/2025 8:32:11 AM Signed: 4/1/2025 8:32:28 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Jenneen Reed/MAL michelle.lane@nashville.gov PUrchasing Agent Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 3/31/2025 10:41:43 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/13/2025 9:02:10 AM
Certified Delivered	Security Checked	4/1/2025 8:32:11 AM
Signing Complete	Security Checked	4/1/2025 8:32:28 AM
Completed	Security Checked	4/1/2025 8:32:28 AM
Payment Events	Status	Timestamps