



# Albemarle County

## Legislation Text

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**File #:** 17-188, **Version:** 1

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**AGENDA DATE:** 3/1/2017

**TITLE:**

Old Crozet School Arts (OCSA) Lease Amendment for a Portion of the Old Crozet Elementary School

**SUBJECT/PROPOSAL/REQUEST:** Resolution to approve an amendment to the lease with the OCSA for a portion of the Old Crozet Elementary School

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Walker, Letteri, Kamptner, Herrick, Henry, Freitas

**PRESENTER (S):** Michael Freitas

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Douglas C. Walker

**BACKGROUND:** The Old Crozet Elementary School was built in 1924 and was used as a public school until 1990. From 1991 through 2007, the Charlottesville Waldorf School leased the facility. The facility was then vacant from 2007 until 2009, when the Board approved leases with the Old Crozet School Arts (the "OCSA") and the Field School of Charlottesville for separate portions of the facility. The OCSA currently occupies 4,826 square feet and the Field School of Charlottesville leases 13,270.23 square feet. Both have been excellent tenants.

**STRATEGIC PLAN:** Economic prosperity: Foster an environment that stimulates diversified job creation, capital investment, and tax revenue that support community goals.

**DISCUSSION:** The Old Crozet Elementary School is not accessible to those with disabilities. Because the facility does not house County programs, the Americans with Disabilities Act (ADA) does not require the County to make the facility accessible. The two entrances to the OCSA's leased space are very difficult, if not impossible to negotiate by those with mobility challenges. To accommodate staff and visitors, especially those who would have difficulty entering the facility, the OCSA partnered with the Building Goodness Foundation to design and build a solution. The OCSA has proposed the construction of a sidewalk on the north side of the building that would make the entrance on that side of the building accessible. Because the proposed sidewalk is outside of the OCSA's leased space, the OCSA requested permission from the County to construct the sidewalk. The County has prepared an agreement (Attachment A) that, once executed, would allow the OCSA to construct the sidewalk. Construction of the sidewalk will cost the OCSA \$7,200.00. The OCSA is asking for a rent credit to offset that cost. The attached proposed lease amendment (Attachment B) would provide for that credit.

*Virginia Code §15.2-1800* requires that the Board hold a public hearing prior to the proposed conveyance of this interest in County-owned real property.

**BUDGET IMPACT:** The credit would decrease the FY2017 revenue supporting the facility's operating budget

by \$7,200.00. Based on past annual operating costs, the budget can absorb this decrease without adversely affecting current operations.

**RECOMMENDATION:**

After the public hearing, if the Board wishes to fund the proposed rent credit, staff recommends that the Board adopt the attached resolution (Attachment C) approving a lease amendment with the OCSA for a portion of the Old Crozet Elementary School and authorizing the Interim County Executive to execute a lease amendment once it has been approved as to form and substance by the County Attorney.

**ATTACHMENTS:**

- A - OCSA Improvements Agreement
- B - OCSA Lease Amendment
- C - Resolution