



# Albemarle County

## Legislation Text

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**File #:** 15-011, **Version:** 1

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**AGENDA DATE:** June 3, 2015

**TITLE:**

Charlottesville-Albemarle Convention and Visitors Bureau (CACVB) Lease

**SUBJECT/PROPOSAL/REQUEST:** Resolution to approve a proposed lease with the CACVB for a portion of the old Crozet Depot

**ITEM TYPE:** Action

**STAFF CONTACT(S):** Foley, Letteri, Davis, Herrick, Catlin, Shadman, Stimart, and Freitas

**PRESENTER (S):** Lee Catlin, George Shadman

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Thomas C. Foley

**BACKGROUND:** For almost 30 years, the old Crozet Depot was used as the Crozet Branch of the Jefferson Madison Regional Library (JMRL). Since the opening of the new Crozet Library in 2013, the 2,655 square-foot building has been vacant, with no identified local government use in the immediate future. Though the CACVB was initially expected to occupy a space on the ground floor of the new Crozet Library, it was later determined that this space would be too large for its desired operational needs.

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

**DISCUSSION:** In December 2014, General Services solicited proposals for leasing the old Crozet Depot. That solicitation resulted in four proposals. Though the most viable proposal was submitted by Crozet Artisan Depot LLC, that proposal required only 1,100 square feet of the 2,655 square-foot Depot. After discussion, County staff, the Crozet Artisan Depot LLC, and the CACVB agreed that the County's leasing of a portion of the remaining square footage to the CACVB would accommodate all parties. The proposal would lease 1,100 square feet to the Crozet Artisan Depot LLC and 456.3 square feet to the CACVB at fair market value. The proposed lease between the County and the CACVB is attached as Attachment A. The remaining square footage located in the rear room of the Depot would remain available as meeting space under the County's *Community Use of County Facilities* policy.

The attached proposed lease includes the following provisions:

- An initial five year term beginning July 1, 2015, which may be renewed for an additional period as may be mutually agreed
- A termination clause for either party to terminate the lease upon 90 days written notice
- A rent escalator for subsequent years based on an inflation index
- A utility provision under which the County would provide water, sewer, electricity, and heating and cooling included as part of the Tenant's rent

The proposed lease would also allow the Tenant rent-free access prior to the beginning of the lease term to make certain improvements to ready the space for occupancy. This provision is consistent with past County practice.

A public hearing is not required for the conveyance of County-owned real property to another government entity, such as the CACVB, which is a joint exercise of powers with the City of Charlottesville.

**BUDGET IMPACT:** The lease is expected to generate \$7,465.00 in its first year.

**RECOMMENDATION:**

Staff recommends the Board adopt the attached Resolution (Attachment B) approving a lease with the CACVB for a portion of the old Crozet Depot and authorizing the County Executive to execute a lease in a form acceptable to the County Attorney.

A - CACVB Lease

B - Resolution