



Albemarle County

Legislation Details (With Text)

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Title: Staengl Engineering LLC lease

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Attachments: 1. Crozet Library Staengl Eng Lease 5.12.15.pdf, 2. Resolution - STAENGL Engineering LLC Lease.pdf

Date	Ver.	Action By	Action	Result
6/3/2015	1	Board of Supervisors	adopted	Pass

AGENDA DATE: June 3, 2015

TITLE:

Staengl Engineering LLC lease

SUBJECT/PROPOSAL/REQUEST: Resolution to approve a lease with Staengl Engineering LLC for a portion of the Crozet Library

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: The ground floor of the Crozet Library has two spaces for which the Jefferson-Madison Regional Library (JMRL) has no immediate use. On July 3, 2013, the Board endorsed a proposal for a retail operation in the larger ground-floor space, and a tourism-oriented use in the remaining space. At its September 4, 2013 meeting, the Board approved the current lease with Crozet Running LLC for the larger space. Though the Charlottesville-Albemarle Convention and Visitor Bureau (CACVB) was initially expected to occupy the smaller ground-floor space, that space was later determined to be too large for the CACVB's 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 available space at the new Crozet Library. The solicitation resulted in one proposal. The proposal would lease the 1,038 square feet at fair market value, consistent with the rate charged to Crozet Running LLC, the current tenant of the Library. The proposed lease is attached as Attachment A.

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 occupancy from July 1, 2015 through July 15, 2015 to make certain improvements to ready the space for occupancy. This provision is consistent with past County practice.

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: This lease is expected to generate \$19,581.87 in its first year.

RECOMMENDATION:

After the public hearing, staff recommends that the Board adopt the attached Resolution (Attachment B) approving a lease with Staengl Engineering LLC for a portion of the Crozet Library and authorizing the County Executive to execute a lease in a form acceptable to the County Attorney.

A - Staengl Engineering LLC Lease

B - Resolution