



# Albemarle County

## Legislation Text

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**File #:** 15-096, **Version:** 1

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**AGENDA DATE:** 6/3/2015

**TITLE:**

Old Crozet School Arts (OCSA) lease for a portion of the Old Crozet Elementary School

**SUBJECT/PROPOSAL/REQUEST:** Authorize a public hearing to consider a proposed lease of a portion of the Old Crozet School to the OCSA

**ITEM TYPE:** Consent Action Item

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

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Thomas C. Foley

**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 (OCSA) and the Field School of Charlottesville for separate portions of the facility. Currently the OCSA leases 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 fifth and final annual term of OCSA's existing lease expires on July 31, 2015. The OCSA has expressed an interest in continuing to lease its current space. The attached proposed lease (Attachment A) includes the following provisions: • An initial one-year term beginning August 1, 2015 • Automatic annual renewals unless written notice is given no later than 60 days prior to a term expiration • An effective rental rate of \$4.67 per square foot (consistent with the rate being charged the Field School of Charlottesville) and 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 as part of the Tenant's rent • A mechanism to add additional square footage to the leased space and a methodology for calculating the additional rent 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 lease is expected to generate \$22,534.86 in its first year.

**RECOMMENDATION:**

Staff recommends that the Board schedule a public hearing on July 1, 2015 to consider a proposed lease with the OCSA for a portion of the Old Crozet Elementary School.

