



# Albemarle County

## Legislation Text

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**File #:** 20-305, **Version:** 1

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**AGENDA DATE:** 6/3/2020

**TITLE:**

Lease Renewal - Crozet Artisan Depot, LLC

**SUBJECT/PROPOSAL/REQUEST:** Resolution to approve a Lease Renewal Agreement with the Crozet Artisan Depot, LLC for the continued use of a portion of the Old Crozet Train Depot

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Henry, Kamptner, Herrick, Stewart, Freitas

**PRESENTER (S):** Michael Freitas

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** For almost 30 years the Old Crozet Train Depot was used as the Crozet Branch of the Jefferson Madison Regional Library (JMRL). After the new library opened in 2013, the County began a search for a new tenant. That search resulted in two leases: the Crozet Artisan Depot lease for 1,100 square feet, and the Charlottesville Albemarle Convention and Visitors Bureau (CACVB) lease for 456.3 square feet. Both have been excellent tenants.

**STRATEGIC PLAN:** Mission: To enhance the well-being and quality of life of all citizens through the highest level of public service consistent with the prudent use of public funds

**DISCUSSION:** The Crozet Artisan Depot, LLC's lease expires on June 30, 2020, and they have expressed a desire to renew their lease. The proposed Lease Renewal Agreement (Attachment A) would extend the lease through June 30, 2021, and would automatically renew the lease thereafter for additional 12-month terms unless written notice is given by either the County or Crozet Artisan Depot, LLC no later than 60 days prior to the expiration of any term. All other conditions of the existing lease would remain in effect, including an annual rent escalator based on the Consumer Price Index (CPI).

**BUDGET IMPACT:** Current annual rental revenue is \$19,381.69.

**RECOMMENDATION:**

If the Board wishes to approve the proposed Lease Renewal Agreement, staff recommends that the Board adopt the attached resolution (Attachment B) approving the Lease Renewal Agreement.

**ATTACHMENTS:**

A - Lease Renewal Agreement

B - Resolution