



Albemarle County

Legislation Text

File #: 22-296, **Version:** 1

AGENDA DATE: 5/18/2022

TITLE:

Crozet Sports Community Foundation Lease Amendment

SUBJECT/PROPOSAL/REQUEST: Public hearing to consider approval of a proposed Crozet Sports Community Foundation Lease Amendment

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Hudson, Herrick, Stewart, Strother

PRESENTER (S): Bill Strother

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The lower level of the Crozet Library has two suites fronting Crozet Avenue that are available for leasing. Suite A had been leased by Staengl Engineering, which elected not to renew its lease, effective January 31, 2022. Suite B is currently leased by the Crozet Sports Community Foundation (the "Foundation")

In December 2022, staff posted advertisements requesting proposals from prospective tenants. Advertisements were run in the Daily Progress, notice was provided on the County website, and flyers were posted in the entrances of the Crozet library itself. The Crozet Sports Community Foundation, current tenant in Suite B, was the sole submitter of a proposal to lease Suite A (Attachment A).

The Crozet Sports Community Foundation is a for-profit agency that began operation in the fall of 2018 as an athletic and academic academy, offering sports camps and clinics, kids day camps, and summer camps in the Crozet area. The Foundation engages the community through interest surveys to gather feedback from area residents on planning programs, services, affordability, and overall interest to help identify community needs.

STRATEGIC PLAN: Economic Prosperity - Foster an environment that stimulates diversified job creation, capital investments, and tax revenues that support community goals.

DISCUSSION: Since the beginning of its operations within Suite B, the Crozet Sports Community Foundation has met its program capacity in all services offered and has experienced growing wait lists for programs. The additional square footage of Suite A would be used as a second multi-purpose learning space to accommodate additional capacity for its programs.

An amendment (Attachment B) has been prepared to the Crozet Sports Community Foundation's existing lease, which would expand that agency's leased space area to include Suite A. Other than the additional space and associated rent increase, all terms and conditions of the existing lease would remain the same.

BUDGET IMPACT: This amendment would result in increased revenue of \$20,500, offsetting the lost revenue resulting from the expiration of the prior tenant's lease.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to authorize the County Executive to sign a proposed lease amendment.

ATTACHMENTS:

- A - Crozet Sports Lease Proposal
- B - Lease Amendment
- C - Resolution