



Legislation Text

File #: 18-4757, Version: 1

Title:

Lease to Town of Davidson - Abersham Park

Summary

ACTION:

Authorize the County Manager to negotiate and execute a lease agreement between the County ("Landlord") and the Town of Davidson ("Tenant") for County-owned

Tax Parcel 003-041-03 (+/- 239.93 acres) known as Abersham Park which is located within the extra-territorial jurisdiction of the Town of Davidson

Staff Contact: Jacqueline McNeil, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

On November 21, 2006 the County entered into an Amended and Restated Lease Agreement for Allison Farm Property with the Town of Davidson in which the Town leased parcel 003-051-06 (+/- 34.34 acres) for public park purposes from the County. The Allison Farm lease is in effect until 2105. At the conclusion of the initial lease term, the Allison lease shall continue for successive twelve (12) month periods unless terminated by either party with ninety (90) days written notice. The Allison lease also allows the County to terminate at any time upon thirty (30) days written notice to the Town.

In 2011, the County purchased +/- 239.93 acres of property adjacent to the Allison Farm property that is home to Abersham Regional Park. Earlier this year, the County completed a capital improvement project that included modifications and improvements to the existing parking and roadway network, new greenway trails, an outdoor shelter, and additional parking at the park. With the completion of this improvement project, the County and the Town of Davidson have agreed to enter into a lease agreement at Abersham Regional Park that mirrors the term length as the existing lease between the County and the Town for the Allison Farm Property. The major business terms of the lease between the County and Town for Abersham Regional Park includes:

Property - Abersham Regional Park (Tax Parcel 003-041-03, 239.93 acres)

Term - The lease term shall expire on February 1, 2105. After completion of the initial term,

the lease will continue for successive periods of twelve (12) months unless terminated by either party upon ninety (90) days written notice. The County may terminate the lease at any time upon giving the Davidson Town Manager thirty (30) days written notice.

Maintenance and Repairs - Davidson shall be responsible for general maintenance and repair of all park improvement, including major capital repair, as well as, day-to-day routine cleaning. In the event Davidson is unable to fulfill its repair obligations, the County will fund and execute such needed repair work.

Park Development - All construction projects at the Park are required to have the approval of the County Manager.

Right of First Refusal - Should the County decide to sell the property, the Town of Davidson shall have the first opportunity to purchase the property from the County.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A