



Legislation Text

File #: 19-5134, Version: 1

Title:

Sub-Lease to Charlotte Center City Partners - Renaissance Park

Summary

ACTION:

Authorize the County Manager to negotiate and execute a sub-lease agreement with Charlotte Center City Partners (CCCP) on a +/- 1.09 acres portion of Renaissance Park (Tax Parcel 143-281-01) for construction, operation, and maintenance of a storage facility and workspace for CCCP's recreational and entertainment events

Staff Contact: Jacqueline McNeil, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

Charlotte Center City Partners currently leases a County-owned warehouse on Remount Road in Charlotte to store Thanksgiving Day Parade floats and props and other items related to recreational/entertainment events. However, the County's Park & Recreation Department has determined that it needs to utilize the Remount warehouse for park operations due to the opening of new park facilities and investment in capital projects. Due to this, the County and CCCP agreed that CCCP will vacate the warehouse.

At its September 18, 2018 meeting, the Board of County Commissioners approved agenda item 18-4934, to appropriate \$150,000 to Charlotte Center City Partners (CCCP) to provide assistance with constructing a new facility to store items related to recreational/entertainment events. Subsequently, CCCP has procured a 60' x 140' portable metal storage structure. To accommodate CCCP's items, County staff proposes entering into a sub-lease with CCCP at Renaissance Park for the construction, operation, and maintenance of the storage structure. As part of the sub-lease agreement, CCCP will also be granted workspace in the vicinity of the new facility to build, maintain and repair floats and other operations. The sub-lease to CCCP is consistent with the provision in the lease between the County and the City of Charlotte (which owns the property) that the property be used for park and recreational uses.

The County Manager will negotiate a lease consistent with the following business terms:

Location - A portion of Renaissance Park (Tax Parcel 143-281-01)

Leased Area Size - +/- 1.09 acres (with final size of leased area to be determined by site design)

Permitted Use - To store, build, repair, and maintain floats for Novant Health's Thanksgiving Day Parade and for operations related to other recreational/entertainment events.

Lease Term - Nine (9) years and 364 days

Insurance - Tenant is required to maintain liability, property, worker's compensation and any other insurance deemed necessary by the County's Risk Management Department, and name the County as an additional insured on all necessary policies.

Maintenance - CCCP is responsible for all maintenance of its leased area.

Utilities - CCCP shall have all utilities associated with its operations in its name and pay for all utilities needed for its permitted use.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A