THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: March 22, 2022

Subject: The City of Asheville seeks to renew a parking lease with the First Baptist Church for City employee parking for an additional two-year term.

Staff Resource(s): Ken Putnam, Transportation Department Director
Garrett Male, Parking Services Division Manager

Action Requested: Adoption of a resolution authorizing the City Manager to execute a renewal of the lease agreement between First Baptist Church and the City of Asheville.

Background:

- To meet the growing need for City Hall employee parking, the City of Asheville leases parking spaces from the First Baptist Church at 5 Oak Street.
- As more and more employees return to work at City Hall, there will still be a need for additional parking near the City Hall complex.
- An initial lease agreement was signed in March of 2018 for one year and the City leased thirty parking spaces as a trial period to see if the spaces would be used by City employees.
- When the City renewed it the following year, a decision was made to lease twenty spaces.
- At this time, almost all of the leased spaces are in use by City employees and the City is interested in extending the lease for another 24 months.
- The City wants to continue to lease 20 spaces instead of 30.
- The City seeks an extension of the lease at a price of $50.00 per space.
- With 20 spaces being leased, the monthly amount is $1,000 ($12,000 per year).

Council Goal(s):

- A Thriving Local Economy

Committee(s):

- None

Pro(s):

- This parking lot provides much needed extra parking for city employees.
- The $50 fee is below market rate in the downtown area.
- Because of the walk involved, the City has offered wellness points for employees using the parking spaces at the church.

Con(s):

- The City is the tenant in this situation and this constitutes a regular financial obligation.

Fiscal Impact:

- The General Fund will be responsible for the rental amount of $12,000 per year under the terms of the lease.

Suggested Motion:

- Motion to approve the resolution authorizing the City Manager to execute a lease with the First Baptist Church.

Attachment(s)

- Resolution
- Parking Location Map

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING A LEASE AGREEMENT BETWEEN FIRST BAPTIST CHURCH AND THE CITY OF ASHEVILLE FOR CITY EMPLOYEE PARKING AT 5 OAK STREET

WHEREAS, N. C. Gen. Stat. sec. 160A-19 and N. C. Gen. Stat. sec. 160A-240.1 authorize the City to acquire leases of real property for use by any department of the City; and

WHEREAS, First Baptist Church is the owner of real property located at 5 Oak Street, identified as PIN # 9649-51-7393-00000, which includes a sanctuary building, offices and a parking lot; and

WHEREAS, First Baptist Church is currently leasing twenty parking spaces to the City of Asheville and this lease expired February 29, 2022 and has been continuing on a month to month basis; and

WHEREAS, the lease rate will be an amount not to exceed $1000.00 per month or $12,000.00 annually;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a Lease Agreement between First Baptist Church and the City of Asheville for property located at 5 Oak Street. In addition, the City Manager is hereby authorized to execute any and all documents necessary to give effect to this resolution, subject to approval by the City Attorney, and compliance with applicable North Carolina law.

Read, approved and adopted this 22th day of March, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney