

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Camp David RV Resort Lessor Agreement and Georgia Power Easement
AGENDA SUMMARY:	Approval is requested of a Lessor Agreement, Georgia Power Easement, and any other documents pertaining to Historic Westville, Inc sublessor, Camp David RV Resort. The MOA between the City and Historic Westville, Inc will remain the same. Camp David RV Resort will bring in increased tourism, property taxes, and lease payments for Tract B. The use of this property will relieve the City of responsibility to maintain the property and return a portion to the tax rolls. The Lease for Tract B states that once a certificate of occupancy for an RV Park and on the first day of the first month after the granting thereof, Historic Westville, Inc. shall begin payment of an annual rental of \$1,200.00 per year for each lease year hereunder. Annual rent shall be reviewed every three years thereafter, with Historic Westville, Inc.
INITIATED BY:	Community Reinvestment

Recommendation: Approval is requested of a Lessor Agreement, Georgia Power Easement, and any other documents pertaining to Historic Westville, Inc sublessor, Camp David RV Resort.

Background: On August 13, 2013, Council approved per Resolution #258-13 to authorize the City Manager to enter into a Memorandum of Agreement (MOA) with Historic Westville, Inc for the purpose of relocating Westville’s Living History Museum to Columbus, Georgia. The agreement executed on August 13, 2013, gave Historic Westville, Inc allowance to sublet Tract B to a for profit affiliate of Westville and be developed into an RV Park and primitive camping area.

On September 15, 2015, Council approved per resolution #250-15 to authorize the City Manager to execute an Amendment to the MOA with Historic Westville, Inc. to extend the timeframe to begin normal operation of the living History Museum. Lastly per Resolution 287-16, Council approved revising language within the MOA to include the following: (1) allow Westville to use Tract A as collateral to a loan as long as the City’s lien stays in 1st position; (2) remove trees along S Lumpkin right-of-way for the relocation of the buildings, then replace them at no cost to the City, and; (3) lease the City-owned building at 3535 B South Lumpkin Road for \$1 per year.

On May 23, 2017 Council approved, per Resolution #144-17, an extension to the MOA through August 31 2018 and the City’s partnership for the construction of a public parking lot, for access to the Riverwalk, that will be shared by Westville. Due to weather and moving delays by the contractor, Westville requested and was granted an extension until November 30, 2018 for normal operations to begin, per Resolution #224-18.

Analysis: The MOA between the City and Historic Westville, Inc will remain the same. Camp David RV Resort will bring in increased tourism, property taxes, and lease payments for Tract B.

The use of this property will relieve the City of responsibility to maintain the property and return a portion to the tax rolls.

The Lease for Tract B states that once a certificate of occupancy for an RV Park and on the first day of the first month after the granting thereof, Historic Westville, Inc. shall begin payment of an annual rental of \$1,200.00 per year for each lease year hereunder. Annual rent shall be reviewed every three years thereafter, with Historic Westville, Inc.

The easement by Georgia Power grants them (GA Power) the right to go in, upon, along, across, under and through Camp David RV Resort so they can construct, operate, maintain, repair, renew and rebuild continuously under the Easement Area its lines for transmitting electric current.

The Lessor's Agreement is an agreement between Southern States Bank and the City of Columbus that recognizes that the sublessor of Historic Westville, Camp David RV Park, is obtaining a loan and said loan is guaranteed by the Small Business Administration and acknowledges the Loan is secured by security interest in all of the sublessor's assets.

Financial Considerations: There are no financial obligations.

Legal Considerations: The City Attorney's Office has reviewed the Lessor's Agreement and the easement.

Recommendation/Action: Approval is requested of a Lessor Agreement, Georgia Power Easement, and any other documents pertaining to Historic Westville, Inc sublessor, Camp David RV Resort.

A RESOLUTION

NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, REQUESTING APPROVAL FOR THE CITY MANAGER TO EXECUTE THE LESSOR AGREEMENT, GEORGIA POWER EASEMENT, AND ANY OTHER DOCUMENTS PERTAINING TO HISOTRIC WESTVILLE, INC SUBLESSOR, CAMP DAVID RV RESORT.

WHEREAS, the City entered a MOA with Historic Westville, Inc in August of 2013; and,

WHEREAS, the MOA allowed Historic Westville, Inc to sublet Tract B to a profit affiliate of Westville to be developed into an RV Park and primitive camping are; and,

WHEREAS, the MOA between the City and Historic Westville, Inc will remain the same; and,

WHEREAS, the use of this property for Camp David RV Resort will increase tourism, property taxes, and lease payments for Tract B; and,

WHEREAS, the use of this property will relieve the City of responsibility to maintain the property and return a portion to the tax rolls; and,

WHEREAS, the easement to Georgia Power grants it the right to go in, upon, along, across, under and through Camp David RV Resort so it can construct, operate, maintain, repair, renew and rebuild continuously under the Easement Area its lines for transmitting electric current; and,

WHEREAS, the Lessor’s Agreement is an agreement between Southern States Bank and the City that recognizes that the sublessor of Historic Westville is obtaining a loan and said loan is guaranteed by the Small Business Administration and acknowledges the loan is secured by security interest in all of the sublessor’s assets.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

That the City Manager is authorized to execute the Lessor’s Agreement with Southern States Bank and the City of Columbus, the Georgia Power Easement and any other documents required by Camp David RV Park, sublessee of Historic Westville, Inc.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.