

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Lease Agreement – Parking Spaces Locate Directly Underneath or Below the 13th Street Viaduct to Crawford JMD Holdings, LLC
AGENDA SUMMARY:	Approval is requested to enter into a lease agreement with Crawford JMD Holdings, LLC to lease parking spaces directly underneath or below the 13 th Street Viaduct. The City will lease at the rate of \$1,000.00 per annum, being a sum of \$5,000 for the full term of the initial lease and subsequent renewals.
INITIATED BY:	Community Reinvestment

Recommendation: Approval is requested to authorize the City Manager to execute a lease for parking spaces directly underneath or below the 13th Street Viaduct, Columbus, Georgia with Crawford JMD Holdings, LLC.

Background: Council passed Resolution 217-10 on July 13th 2010 to enter into a lease with Omega Financial, Inc. and entered into the lease on August 23rd 2010. Omega Financial received space beneath the 13th Street Right-Of-Way for \$1 per year and the value of improvements they made with 18 parking spaces and access to the railroad yard and rear of existing buildings. Omega Financial operated in the adjacent building located at 1242 6th Avenue and is now changing its name to Asperion. The Landlord, Crawford JMD Holdings, LLC is interested in taking over the lease to allow current and future tenants the use of the adjacent parking spaces beneath the 13th Street Viaduct at \$1,000 per year for 5 years with two 5 year renewals.

Analysis: Crawford JMD Holdings, LLC will pay rent and is responsible for general maintenance of the space.

Financial Considerations: The City will lease at the rate of \$1,000.00 per annum, being a sum of \$5,000 for the full term of the initial lease and subsequent renewals.

Legal Considerations: Any lease agreement involving City of Columbus owned property requires Council approval.

Recommendation/Action: Approval is requested to authorize the City Manager to execute a lease for parking spaces below the 13th Street Viaduct, Columbus, Georgia with Crawford JMD Holdings, LLC.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH CRAWFORD JMD HOLDINGS LLC TO LEASE CITY OWNED PARKING SPACES BENEATH THE 13TH STREET VIADUCT/BRIDGE FOR A PERIOD OF FIVE (5) YEARS WITH TWO (2) RENEWALS FOR \$1,000 PER YEAR.

WHEREAS, the City owns the property located beneath the 13th Street Viaduct; and,

WHEREAS, Crawford JMD Holdings LLC is requesting a lease agreement for the leasing of a tract of 18 parking spaces; and,

WHEREAS, The City will lease at the rate of \$1,000 per annum to be paid at signing and each anniversary thereafter, being a sum of \$5,000 per lease period and two (2) five (5) year renewals; and,

WHEREAS, the term of lease agreement for the spaces. being utilized is August 1, 2022, through July 31, 2027.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to enter into a lease agreement with Crawford JMD Holdings LLC to execute a lease for parking spaces beneath the 13th Street Viaduct, Columbus Georgia, for \$1,000 per annum for five (5) years with two (2) five (5) year renewals.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ 2022 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	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III, Mayor