

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Lease Agreement – 501 12th Street –Pizza Holdings International LLC
AGENDA SUMMARY:	Approval is requested to enter into a lease agreement with Pizza Holdings International LLC to lease space at the parking lot located at 501 12 th Street, Columbus, Georgia 31901. The City will lease at the rate of \$1,000 per annum, being a sum of \$5,000 prior to the commencement 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 501 12th Street, Columbus, Georgia with Pizza Holdings International LLC.

Background: Council approved Resolution No. 021-22 granting Pizza Box LLC to lease parking spaces at city owned 501 12th Street, Columbus, Georgia 31901. The owners of Pizza Box LLC were unable to secure the name and are now established as Pizza Holdings International LLC. The following background and resolution represent the originals presented to council in January 2022 with the exception of the company name change.

In September of 2020, The City was approached about the potential of leasing city owned property located at 501 12th Street. The property's current use is a parking lot. The Pizza Holdings International LLC owns the property next door located at 519 12th Street 31901. They are preparing to launch an upscale pizza restaurant and are requesting to enter into a lease agreement with the city to accommodate their guests. The Lease term will be for an initial 5 years with (2) five-year renewal options. The Pizza Holdings International LLC will pay the city in rent the cumulative amount of \$1,000 per year before the commencement date of the lease and for each renewal thereafter. The first set of Parking Spaces consist exclusively of seven (7) unattended parking spaces totaling 2,502.5 Square feet, The Pizza Holdings International LLC's sole use of the Parking Spaces shall be for the construction of an exterior covered dining patio and enclosed storage structure to be used by guests of the restaurant. The secondary set of parking spaces consist exclusively of six (6) unattended parking spaces totaling 1,408 square feet. The Pizza Holdings International LLC's sole use of the Parking Spaces shall be for a non-permanent events tent to be used by guests of Lessee at its restaurant.

Analysis: Pizza Holdings International LLC will pay rent and is responsible for general maintenance and of the space and utilities.

Financial Considerations: The City will lease at the rate of \$1,000 per annum, being a sum of \$5,000 prior to the commencement 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 501 12th Street, Columbus, Georgia with Pizza Holdings International LLC.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH PIZZA HOLDINGS INTERNATIONAL LLC TO LEASE PARKING SPACES AT CITY OWNED 501 12TH STREET, COLUMBUS, GEORGIA 31901 FOR FIVE (5) YEARS WITH TWO (2) RENEWALS FOR \$1,000 PER YEAR.

WHEREAS, the City owns the property located at 501 12th street and is using it for public parking spaces; and,

WHEREAS, the Pizza Holdings International LLC is requesting a lease agreement for the leasing of a tract of 7 parking spaces and 6 parking spaces respectively; and,

WHEREAS, the seven (7) unattended parking spaces totaling 2,502.5 Square feet, will be used to construct an exterior covered dining patio and enclosed storage structure; and,

WHEREAS, the six (6) unattended parking spaces totaling 1,408 square feet, will be used for a non-permanent events tent; and,

WHEREAS, The City will lease at the rate of \$1000 per annum, being a sum of \$5,000 per lease period to be paid prior to lease commencement with two (2) five (5) year renewals; and,

WHEREAS, the term of lease agreement for the spaces. being utilized is February 1, 2022, through January 30, 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 Pizza Holdings International LLC to execute a lease for 501 12th Street, Columbus, Georgia for \$1,000 per annum being a sum of \$5,000 for five (5) years to be paid prior to lease commencement with two (2) five (5) year renewals.

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