

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Historic Westville, Inc. Lease Agreement
AGENDA SUMMARY:	Approval is requested to execute a Lease Agreement with Historic Westville, Inc. for the operation of a living history museum.
INITIATED BY:	Community Reinvestment

Recommendation: Approval is requested to execute a Lease Agreement with Historic Westville, Inc. for the operation of a living history museum.

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 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.

On October 27, 2020, Council approved, per Resolution #338-20, a Lessor’s Agreement with Southern States Bank and the City of Columbus that recognizes that the sublessor of Historic Westville is obtaining a loan as well as a Georgia Power Easement.

As of June 13, 2023, Historic Westville, Inc. has ceased operations in violation of the stipulation of MOA. On June 13, 2023, Council approved, per Resolution #194-23, an amendment to the MOA through December 31, 2023, to allow Historic Westville, Inc. to develop a strategic business plan to resume operations.

The property referred to as “Tract A” and “Tract B” has reverted back to the city.

Analysis: The lease agreement between the City and Historic Westville, Inc will allow Historic Westville, Inc. to operate the living history museum and sublease to Camp David RV Resort thru December 31, 2026. Historic Westville will collect rent from Camp David RV Resort to offset the operational expenses of the museum. If all provisions of the lease agreement are met, the lease agreement will be renewed for a 10-year period.

Financial Considerations: There are no financial obligations from the city.

Legal Considerations: The City Attorney's Office has reviewed the Lease Agreement.

Recommendation/Action: Approval is requested to execute a Lease Agreement with Historic Westville, Inc. for the operation of a living history museum.

A RESOLUTION

NO.

**A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, REQUESTING
APPROVAL FOR THE MAYOR OR HIS DESIGNEE TO EXECUTE A LEASE AGREEMENT
WITH HISTORIC WESTVILLE, INC.**

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 area; and,

WHEREAS, the MOA was voided in 2023 when Historic Westville, Inc. ceased operations and title to the property reverted back to the city; and,

WHEREAS, Historic Westville, Inc. is now under new leadership and ready to resume operations; and,

WHEREAS, the city desires to lease the property to Historic Westville, Inc. for the operation of a living history museum.

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

That the Mayor or his designee is authorized to execute a Lease Agreement with Historic Westville, Inc. through December 31, 2026, and if all provisions are met, renew the Lease Agreement for a 10-year period from January 1, 2027 through December 31, 2036.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day
of December 2025 and adopted at said meeting by the affirmative vote of _____ members of said
Council.

Councilor Allen voting	_____.
Councilor Anker voting	_____.
Councilor Chambers voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor Hickey voting	_____.
Councilor Tuff voting	_____.
Councilor Tucker voting	_____.

Lindsey McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor