

**Columbus Consolidated Government  
Council Meeting Agenda Item**

|                            |                                                                                                                                                             |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                 | Mayor and Councilors                                                                                                                                        |
| <b>AGENDA<br/>SUBJECT:</b> | <b>Lease Agreement – Former Railroad Right of Way adjacent to<br/>3020 Warm Springs Road – Milner Family, LLLP</b>                                          |
| <b>AGENDA<br/>SUMMARY:</b> | Approval is requested to enter into a lease agreement with Milner Family, LLLP to lease the Former Railroad Right of Way adjacent to 3020 Warm Springs Road |
| <b>INITIATED BY:</b>       | <b>Community Reinvestment</b>                                                                                                                               |

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**Recommendation:** Approval is requested to enter into a lease agreement with Milner Family, LLLP to lease the former railroad right of way adjacent to 3020 Warm Springs Road.

**Background:** The City owns the former railroad right of way located adjacent to 3020 Warm Springs Road. The City formerly entered into an occupancy agreement with Thomas Properties, Inc., June 7<sup>th</sup>, 2001. The Milner Family, LLLP purchased the lot and building at 3020 Warm Springs Road from Thomas Properties, Inc. The Milner Family, LLLP, has expressed interest in leasing the City's property for use as parking for tenants of their building as the previous owner did through the former occupancy agreement. The initial term shall be five (5) years with two optional five-year renewals. The use of the property will be limited to tenant parking, and the City will retain ownership of former railroad right of way.

**Analysis:** The Milner Family, LLLP, will pay rent and are responsible for general maintenance of the area. The initial term of the lease is five years with two optional five-year renewals.

**Financial Considerations:** The City will lease at the rate of \$500.00 per annum, being a sum of \$2,500.00 for the initial lease. Rent for the first renewal period will be \$550 per annum and the second renewal period will be \$605 per annum with the total sum of each renewal term being paid on the first day of each renewal term.

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

**Recommendation/Action:** Approval is requested to enter into a lease agreement with Milner Family, LLLP to lease the former railroad right of way adjacent to 3020 Warm Springs Road.

## MAP OF LEASE AREA



**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A LEASE TO THE MILNER FAMILY, LLLP FOR THE FORMER RAILROAD RIGHT OF WAY ADJACENT TO 3020 WARM SPRINGS ROAD FOR TENANT PARKING.**

**WHEREAS**, the City owns the former railroad right of way adjacent to 3020 Warm Springs Road; and,

**WHEREAS**, Milner Family, LLLP is requesting a lease agreement for the leasing of the former railroad right of way; and,

**WHEREAS**, Milner Family, LLLP agrees the sole use of the premises will be for parking for tenants of their building located at 3020 Warm Springs Road; and,

**WHEREAS**, the initial term of the lease agreement shall be November 1, 2025, through October 31, 2030, at the rate of \$500.00 per annum, being a sum of \$2,500.00 for the initial five-year lease period; and,

**WHEREAS**, two additional five- year extensions of the lease are permitted at a higher annual rental rate.

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

\_\_\_\_\_  
That the Mayor and/or his designee are hereby authorized to enter into a five-year lease agreement with two subsequent five-year renewals with Milner Family, LLLP, to lease the former railroad right of way adjacent to 3020 Warm Springs Road.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of October 2025 and adopted at said meeting by the affirmative vote of ten 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 Huff voting     | _____. |
| Councilor Tucker voting   | _____. |

\_\_\_\_\_  
Lindsey G. Mclemore, Clerk of Council

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