

Staff Report

Subject: Approval of Lease Agreement with Aunt Dot's House, Inc., for Use of County-Owned Property

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Department: County Manager

Meeting Date: April 7, 2026

Item Description: Consideration to approve a Lease Agreement between Effingham County Board of Commissioners and Aunt Dot's House, Inc. for the use of county-owned property located at 204 Early Street, Springfield, Georgia, to operate a child advocacy center.

Summary Recommendation: Staff recommends approval of the Lease Agreement with Aunt Dot's House, Inc.

Executive Summary/Background: Aunt Dot's House, Inc., a Georgia nonprofit organization, has requested to lease county-owned property located at 204 Early Street for the purpose of operating a child advocacy center. The proposed lease term will begin on April 7, 2026, and continue through December 31, 2026, with an option to renew annually thereafter.

The lease establishes a nominal rental rate of \$10.00 per year, reflecting the public service nature of the organization and its alignment with community welfare objectives.

Under the terms of the agreement:

- The County will be responsible for major structural components including the roof, foundation, exterior walls, and certain utility infrastructure.
- Aunt Dot's House will be responsible for utilities, routine maintenance, insurance coverage, and compliance with all applicable laws and regulations.
- The property will be used exclusively as a child advocacy center.
- Either party may terminate the agreement with a 30-day written notice.

This partnership supports the County's commitment to providing critical services to vulnerable populations, particularly children in need of advocacy and support services.

Alternatives for Commission to Consider:

1. Approve the Lease Agreement with Aunt Dot's House, Inc.
2. Do not approve the Lease Agreement.
3. Provide staff with direction.

Recommended Alternative: Staff recommends Alternative 1 – Approval of the Lease Agreement with Aunt Dot's House, Inc., as it provides a community benefit with minimal financial impact to the County

Other Alternatives: N/A

Department Review: County Manager and County Attorney

Funding Source: The lease generates nominal revenue of \$10.00 annually. Costs associated with structural maintenance will be absorbed within existing Facilities Maintenance budgets. No additional funding is required.

Attachments: Lease Agreement between Effingham County and Aunt Dot's House, Inc.