



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Jamie Carpenter, Downtown
Manager

MEETING DATE: April 12, 2023

AGENDA SECTION: CONSENT

DEPARTMENT: Community
Development

TITLE OF ITEM: Downtown Office Lease Agreement - *Jamie Carpenter, Downtown Manager*

SUGGESTED MOTION(S):

I move that the City Council approve the Resolution of Intent to enter into a lease agreement with Firestarter Media Group, LLC to lease office unit spaces at 125 5th Avenue W and provide common office area as a business incubator space.

SUMMARY:

The Downtown Division staff will be moving back into City Hall this year in preparation for the entire Community Development Department to be located in one area. Staff propose a lease agreement with Firestarter Media, LLC (dba Ringo Fire) to lease two individual units to open Campfire HVL, a small business marketing firm, within the space to be leased at market rate which will offset debt service on the building. The common space is proposed to be used for the Downtown Business Investment Initiative participants as an incubator and meeting space for startups, business space and meeting space.

General Statute 160A-272 authorizes Cities to lease City owned real property upon determination that the property will not be needed by the City for the term of the lease. Approval of a lease for more than one year requires 30 days public notice. Staff will submit a proposed lease for City Council approval at the June 1, 2023 meeting.

BUDGET IMPACT: \$1000 per month revenue to offset debt services on downtown public restrooms.

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded.

ATTACHMENTS:

Resolution of Intent

Draft Lease