



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Jamie Carpenter, Downtown
Manager

MEETING DATE: June 6, 2024

AGENDA SECTION: CONSENT

DEPARTMENT: Community
Development,
Downtown

TITLE OF ITEM: Lease of former Downtown Development Space, 125 5th Avenue West, to
Friends of Downtown– *Jamie Carpenter, Downtown Manager*

SUGGESTED MOTION(S):

**I move City Council to adopt RESOLUTION APPROVING LEASE CITY OWNED
REAL PROPERTY AT 125 5TH AVE WEST TO FRIENDS OF DOWNTOWN, as
presented.**

SUMMARY:

Staff recommends the City enter a lease agreement with the Friends of Downtown Hendersonville for the office space on 125 5th Avenue W. This will allow the Friends of Downtown to manage the space as a downtown incubator/coworking space while making improvements to the building. Any revenue generated from the space will be used pursuant the Municipal Service District purposes as defined in NC GS 160-A:

(b) Downtown Revitalization Defined. - As used in this section "downtown revitalization projects" are improvements, services, functions, promotions, and developmental activities intended to further the public health, safety, welfare, convenience, and economic well-being of the central city or downtown area. Exercise of the authority granted by this Article to undertake downtown revitalization projects financed by a service district do not prejudice a city's authority to undertake urban renewal projects in the same area. Examples of downtown revitalization projects include by way of illustration but not limitation all of the following:

- (1) Improvements to water mains, sanitary sewer mains, storm sewer mains, electric power distribution lines, gas mains, street lighting, streets and sidewalks, including rights-of-way and easements.
- (2) Construction of pedestrian malls, bicycle paths, overhead pedestrian walkways, sidewalk canopies, and parking facilities both on-street and off-street.
- (3) Construction of public buildings, restrooms, docks, visitor centers, and tourism facilities.
- (4) Improvements to relieve traffic congestion in the central city and improve pedestrian and vehicular access to it.
- (5) Improvements to reduce the incidence of crime in the central city.

(6) Providing city services or functions in addition to or to a greater extent than those provided or maintained for the entire city.

(7) Sponsoring festivals and markets in the downtown area, promoting business investment in the downtown area, helping to coordinate public and private actions in the downtown area, and developing and issuing publications on the downtown area.

City Council is requested to adopt this resolution as presented.

ATTACHMENTS:

Draft Resolution