



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	January 17, 2024
SUBJECT:	Storage Unit Use Agreement
ACTION PROPOSED:	Consider the Storage Unit Use Agreement Between the Town of Johnstown and Graycliff Capital
ATTACHMENTS:	1. Storage Unit Use Agreement
PRESENTED BY:	Sarah Crosthwaite, Economic Development Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is an agreement between the Town of Johnstown and Graycliff Capital to allow the existing storage units and garages to be externally leased. For reference, Town Staff presented to Council on November 6, 2023, the initial request by Graycliff to consider externally leasing the storage units. The Town Council approved Town Staff to work with Graycliff in putting together an agreement to be reviewed by Council at a later date.

The attached agreement outlines the expectations and limitations on the external leasing of the storage units and garages. Below are the general terms and conditions:

- 15% of the total storage units will be reserved for current leaseholders of the Johnstown Plaza Apartments.
- 18 of the 21 garages will be reserved for current leaseholders of the Johnstown Plaza Apartments.
- Any external lease agreements cannot exceed 12 months.
- All Town rules and regulations including the Johnstown Land Use and Development Code must be always adhered to.
- The term of the agreement will terminate on December 31, 2025 (considered the initial term) and 60 days prior to the termination of the initial term, Graycliff will need to file a request to the Town Manager to extend the term.

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- If extended, the renewal term will be in place for 2 years and automatically renew for an additional 2 years thereafter.
- Graycliff is entitled to cure violations, if any, upon receipt of notice. If violations are not cured, Graycliff will be unable to enter into new lease agreements and the agreement between the Town will terminate.
- The Town Manager reserves the right to terminate the agreement should Graycliff have continuous violations or place an undue burden on Town resources.

LEGAL ADVICE:

The Town Attorney drafted and reviewed the finalized agreement.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Staff supports approval of the agreement between the Town of Johnstown and Graycliff Capital.

SUGGESTED MOTIONS:

For Approval: I move to approve the Storage Unit Use Agreement as presented.

For Denial: I move to deny the Storage Unit Use Agreement as presented.

Reviewed and Approved for Presentation,



Town Manager