



450 S. Parish Avenue  
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JohnstownCO.gov

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** December 2, 2024

**SUBJECT:** Non-Residential Real Property Lease Agreement - Old Library Building

**ACTION PROPOSED:** Consider the Lease Agreement as presented

**ATTACHMENTS:** 1. Real Property Lease Agreement

**PRESENTED BY:** Matt LeCerf, Town Manager

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### AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a lease agreement for the former library building currently owned by the Town of Johnstown and located at 1011 S. Jay Avenue. Since 2012, the Town has leased this property to either Lifebridge Christian Church or Johnstown Milliken Christian Church d/b/a Connections Christian Church. The Church has requested to continue to the lease and the Town has no objections to the lease agreement as it is presented. The lease presented will be for a 2-year term and the annual rent is \$11,400 plus the utility obligations.

There are no long-term plans contemplated by the Town with this property at this time. In the past, there were conversations related to occupying the space for Town offices or disposing of the property. Neither of these ideas have come to fruition. This 2-year lease is appropriate with no known use of the property by the Town. Consequently, Staff would like to discuss with Council in the next year, so we can plan accordingly, based on Council's desires.

In lieu of direction for the property, Staff supports the lease as presented and hopes to have clear direction for this property within the 2-year period.

### STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust

*The Community that Cares*

- *Strengthen public trust and confidence*
- *Engage, inform and involve the community*
- Quality Infrastructure & Facilities
  - *Repair and maintain existing infrastructure, facilities and equipment*

**LEGAL ADVICE:**

The Town Attorney drafted the lease agreement presented for consideration.

**FINANCIAL ADVICE:**

This lease will result in \$11,400 of revenue annually subject to any major repairs.

**RECOMMENDED ACTION:** Staff supports the lease presented and recommends approval.

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**SUGGESTED MOTIONS:**

**For Approval:** I move to approve the Non-Residential Real Property Lease Agreement between the Town of Johnstown and Johnstown Milliken Christian Church as presented.

**For Denial:** I move to deny the Non-Residential Real Property Lease Agreement between the Town of Johnstown and Johnstown Milliken Christian Church as presented.

*Reviewed and Approved for Presentation,*



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Town Manager