

Legislation Details (With Text)

File #: 15-21777 **Version:** 1 **Name:**
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On agenda: 1/8/2024 **Final action:**
Title: Lease of Office and Warehouse Space for Charlotte Water Customer Service
Attachments:

Date	Ver.	Action By	Action	Result
1/8/2024	1	City Council Business Meeting	Approve	Pass

Lease of Office and Warehouse Space for Charlotte Water Customer Service

Action:

- A. Approve a ten-year lease with FIVF III NC 1, LLC for office and warehouse space located at 2200 Executive Street for use by Charlotte Water, and**
- B. Authorize the City Manager to execute any documents necessary to complete this transaction and to seek approval from the Local Government Commission for the lease.**

Staff Resource(s):

Angela Charles, Charlotte Water
Jon Behrendt, Charlotte Water

Explanation

- Charlotte Water needs additional office and warehouse space to provide efficient service to customers in central and northwestern Charlotte and to relieve crowding at its Customer Service facility.
- A long-term lease is the preferred option for this need with the ability to purchase the facility.
- The proposed lease is for a ten-year term with an option to purchase office and warehouse space for Charlotte Water staff at 2200 Executive Street, Charlotte, North Carolina (Council District 2).
- This site will be used by Charlotte Water's Customer Service Division to provide services such as meter calibration, meter testing, and equipment storage.
- The lease is for approximately 23,000 square feet of combined office and warehouse space, and parking on 2.64 acres with direct access to Interstate-85.
- The proposed terms of the lease agreement are as follows:
 - A ten-year (120 month) term with annual rent increase of three percent,
 - Rent in the amount of \$24,875 monthly (base \$13.00/square foot),
 - Estimated monthly taxes, insurance, common-area maintenance in an amount up to \$4,420, and
 - A security deposit of \$29,295 (one-month base rent plus tax, insurance, and common-area maintenance).

Fiscal Note

Funding: Charlotte Water Capital Investment Plan and Charlotte Water Operating Budget