



Legislation Details (With Text)

<b>File #:</b>	15-12063	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	10/15/2019	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	12/9/2019	<b>Final action:</b>			
<b>Title:</b>	Charlotte-Mecklenburg 311 Lease				
<b>Attachments:</b>	1. Charlotte-Mecklenburg 311 Lease-Location Map				

Date	Ver.	Action By	Action	Result
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**Charlotte-Mecklenburg 311 Lease**

**Action:**

**Approve an amendment to the lease between the City of Charlotte and Cambridge Acquisition, LLC for Charlotte-Mecklenburg 311 at 10101 Claude Freeman Drive.**

**Staff Resource(s):**

- Pamela Wideman, Housing and Neighborhood Services
- Raquishela Stewart, Housing and Neighborhood Services
- Phil Reiger, General Services
- Tony Korolos, General Services

**Explanation**

- CharMeck 311 consists of employees who serve as the first point of contact for Charlotte-Mecklenburg residents for multiple issues related to both city and county services including property tax bills, utility payments, and solid waste services. CharMeck 311 also supports city and county departments.
- CharMeck 311 has leased 28,433-square feet of space at 10101 Claude Freeman Drive in Council District 4 since March 1, 2005.
- On August 27, 2012, City Council approved an amendment to the original agreement, which extended the lease term through December 31, 2020, with no lease renewal options.
- The proposed lease agreement includes:
  - A 10-year term with an early termination option after five years,
  - A base rent of \$22.50 per square foot, or \$53,311.88 per month, with three percent annual increases.
  - Rent concession includes:
    - A tenant improvement allowance of \$15 per square foot, or \$426,495, that will be used for renovation work and any balance can convert to free rent.
    - Six months of free rent, or \$319,871.25, will be applied after lease execution.
    - Parking free of charge.
- This transaction is consistent with the City-Owned Real Estate and Facilities Policy, adopted by City Council in June 2017.

**Fiscal Note**

Funding: Housing and Neighborhood Services Operating Budget

**Attachment(s)**

Map