

## Legislation Text

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File #: 15-14624, Version: 1

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### **Lease of City-Owned Property at the Charlotte Transit Center to Xanadu Food Services, Inc.**

#### **Action:**

- A. Adopt a resolution approving a five-year lease agreement with one five-year extension option between the City of Charlotte and Xanadu Food Services, Inc., operating as China Shuttle, for a retail space located at 310 E. Trade Street (tax parcel number 125-011-14), and**
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction with Xanadu Food Services, Inc., operating as China Shuttle, at the Charlotte Transit Center.**

#### **Staff Resource(s):**

John Lewis, CATS

Allen C. Smith III, CATS

#### **Explanation**

- The city uses the Charlotte Transit Center, located in Council District 1, as the main terminal and transfer point for Charlotte's public transit system.
- The leasable spaces provide opportunities for retail and business firms to offer goods and services to customers using the Charlotte Area Transit System.
- Xanadu Food Services, Inc is a locally-owned business operating a Chinese restaurant.
- The lease terms with Xanadu Food Services, Inc include:
  - Five-year lease commencing September 1, 2020, and terminating August 31, 2025, with one option for a five-year extension, to extend the lease through August 31, 2030,
  - 2,429 square feet of retail space,
  - Rent:
    - \$4,978.94 per month (\$59,747.28 per year) for year one,
    - A three percent annual increase yearly, and
    - Tenants pay a share of common area maintenance costs.
- The initial five-year lease value is estimated to be \$317,206.
- This transaction is consistent with the Council-adopted City-Owned Real Estate and Facilities Policy.

#### **Charlotte Business INclusion**

This is a real estate leasing and acquisition contract and is exempt (Part A: Appendix 1.27 of the Charlotte Business INclusion Policy).

#### **Fiscal Note**

Funding: Revenue from the lease will be deposited in the CATS Operating Budget.

#### **Attachment(s)**

Resolution