

Legislation Text

File #: 15-14623, Version: 1

Lease of City-Owned Property at the Charlotte Transit Center to Mun Sung and Joyce Sung

Action:

- A. Adopt a resolution approving a five-year lease agreement with one five-year extension option between the City of Charlotte and Mun Sung and Joyce Sung, operating as Plaza Sundries, 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 Mun Sung and Joyce Sung, operating as Plaza Sundries, 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.
- Mun Sung and Joyce Sung own a sundries store that sells medications, newspapers, toiletries, snacks, and comparable items.
- The lease terms with Mun Sung and Joyce Sung include:
 - A 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,
 - 930 square feet of retail space,
 - Rent:
 - \$2,593.35 per month (\$31,120.21 per year) for year one,
 - A two percent annual increase yearly, and
 - Tenants pay a share of common area maintenance costs.
- The initial five-year lease value is estimated to be \$161,951.
- 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