

## Legislation Text

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File #: 15-17876, Version: 1

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### Lease to Sugar Creek Charter School

#### **Action:**

- A. Adopt a resolution authorizing the lease of approximately 0.3 acre of City-owned property that is an unimproved portion of the parcel located at 4045 North Tryon Street, parcel identification number 087-011-21, to Sugar Creek Charter School, Inc., and**
- B. Authorize the City Manager, or his designee, to execute the Lease Agreement to complete this transaction.**

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

Phil Reiger, General Services  
Greg Crawford, General Services  
David Robinson, Police

#### **Explanation**

- Sugar Creek Charter School (SCCS), located directly behind the property, has requested to lease a small area of the property, approximately 0.3 acre, to install a fence and to use for outdoor physical activities. This portion of the parcel is currently unused by the Charlotte-Mecklenburg Police Department's North Tryon Division or the Library.
- The total footprint of parcel identification number 087-011-21 is 5.187 acres, zoned B-2 (General Business) and located in Council District 1.
- SCCS will be responsible for installation of the fence, maintenance of the leased area, and removal of the fence at the end of the lease term.
- The terms of the transaction are as follows:
  - Initial term of five years, beginning on June 15, 2022, with four, one-year extension options, and
  - SCCS will pay \$1.00 for use of the leased premises during the entire term, including any extension.
- The Library Board of Trustees approved the transaction on September 20, 2021.

#### **Background**

- SCCS is the oldest operating charter school in Mecklenburg County, with enrollment over 1,700 students between elementary, middle, and high school.
- The 4045 North Tryon Street property was purchased in 2001, at which time, the Library retained a 59 percent interest and deeded the City a 41 percent interest.
  - In 2003, Mecklenburg County deeded another 10 percent interest to the City for a cumulative total interest of 51 percent.

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

Map