

Legislation Text

File #: 15-18021, Version: 1

Orange Communications, Inc. Lease Renewal at the Charlotte Transportation Center

Action:

- A. Adopt a resolution approving a five-year lease renewal agreement with Orange Communications, Inc. for retail space at the Charlotte Transportation Center, and**
- B. Authorize the City Manager or his designee to negotiate and execute all necessary agreements and other documents to complete this transaction.**

Staff Resource(s):

John Lewis, Jr., CATS
Allen C. Smith III, CATS

Explanation

- Orange Communications, Inc. entered into a lease agreement for kiosk space in the Charlotte Transportation Center (CTC) located at 310 E. Trade Street in Council District 1 on May 1, 2018.
- The lease agreement is currently set to expire on August 31, 2022.
- The renewal lease term will begin on September 1, 2022, and end on August 31, 2027.
- The terms of the lease renewal agreement are as follows:
 - Approximately 126 square feet of retail kiosk space located in the CTC,
 - A five-year term,
 - Base rent to be \$968.32 per month (\$11,619.85 per year) for year one, escalating at a rate of three percent annually for each year thereafter. This rate is consistent with market rates,
 - Tenant agrees and understands that future transit-related development may result in the early termination of the lease, and
 - All other terms of the lease agreement remain unchanged.
- The five-year lease value is estimated to be approximately \$59,155.
- 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