



## Legislation Details (With Text)

**File #:** 14-0335      **Version:** 1      **Name:**  
**Type:** Agendas      **Status:** Agenda Ready  
**File created:** 11/21/2014      **In control:** Board of Aldermen  
**On agenda:** 12/2/2014      **Final action:**  
**Title:** Public Hearing on lease of town owned property located at 110 East Main Street

**PURPOSE:** The purpose of this agenda item is for the Board to take public comment on a proposed lease for town property located at 110 East Main Street.

**Indexes:****Code sections:**

**Attachments:** 1. Draft Resolution, 2. Perch Studios 110 E Main St, 3. Perch Lease

| Date      | Ver. | Action By         | Action   | Result |
|-----------|------|-------------------|----------|--------|
| 12/2/2014 | 1    | Board of Aldermen | referred | Pass   |

**TITLE:**

Public Hearing on lease of town owned property located at 110 East Main Street

**PURPOSE:** The purpose of this agenda item is for the Board to take public comment on a proposed lease for town property located at 110 East Main Street.

**DEPARTMENT:** Economic and Community Development

**CONTACT INFORMATION:** Annette D. Stone, AICP Economic and Community Development Director

**INFORMATION:** Betsy Elbogen, owner of the co-working studio known as Perch. Mrs. Elbogen is interested in leasing town owned property located at 110 East Main Street. The space is a 3300 square foot condo above ACME Restaurant. The proposed lease is a 5 year term with a graduated annual rent averaging \$37,320.00 per year. NCGS#160A-272 requires the local governments to hold public hearings on any proposed leases for more than 1 year.

**FISCAL & STAFF IMPACT:**

| Proposed Perch Lease of Town-Owned Offices       |           |
|--|-----------|
| Year 1 Annual Rental Income                      | \$ 21,600 |
| Year 1 Rental Rate per Square Foot               | \$ 6.80   |
| Year 2 Annual Rental Income                      | \$ 39,000 |
| Year 2 Rental Rate per Square Foot               | \$ 12.27  |
| Years 3-5 Annual Rental Income(Plus CPI)         | \$ 42,000 |
| Years 3-5 Rental Rate per Square Foot (Plus CPI) | \$ 13.22  |

|   |                 |
|---|-----------------|
| <b>Town Income if Sold to Private Party</b> |                 |
| Interest Income (\$600,000 x .075%)         | \$ 4,500        |
| Estimated Town Property Taxes               | \$ 3,540        |
| <b>Total Annual Town Income</b>             | <b>\$ 8,040</b> |

**RECOMMENDATION:** Staff recommends the Board hold the public hearing and consider the proposed lease agreement.