

DATE: July 20, 2010
STAFF: Helen Matson
Kayla Ballard

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

18

SUBJECT

Resolution 2010-040 Authorizing the Lease of City-Owned Property at 812 North Shields Street for Up to Two Years.

EXECUTIVE SUMMARY

The property at 812 North Shields was purchased in 2000 as part of the Operations Services Master Plan. The property has been leased since the time of purchase. This Resolution authorizes the lease of the property for up to two years.

BACKGROUND / DISCUSSION

The property is composed of approximately three acres of residential land and consists of a ranch-style single-family dwelling and two outbuildings. A large portion of the property is open field that the tenant maintains. Deer, fox, and other wildlife tend to gather in the open field. In addition, having the property occupied will eliminate costly ground maintenance and will discourage vandalism in empty structures.

FINANCIAL / ECONOMIC IMPACTS

Staff has researched lease rates of private rentals that are comparable in size to this property. The market value for the leasing of this property falls within the lease rates, if not slightly higher, of the private rentals. Rent collected from this lease will result in at least \$10,200 per year in unanticipated revenue to the Real Estate Services. The tenant pays all utilities.

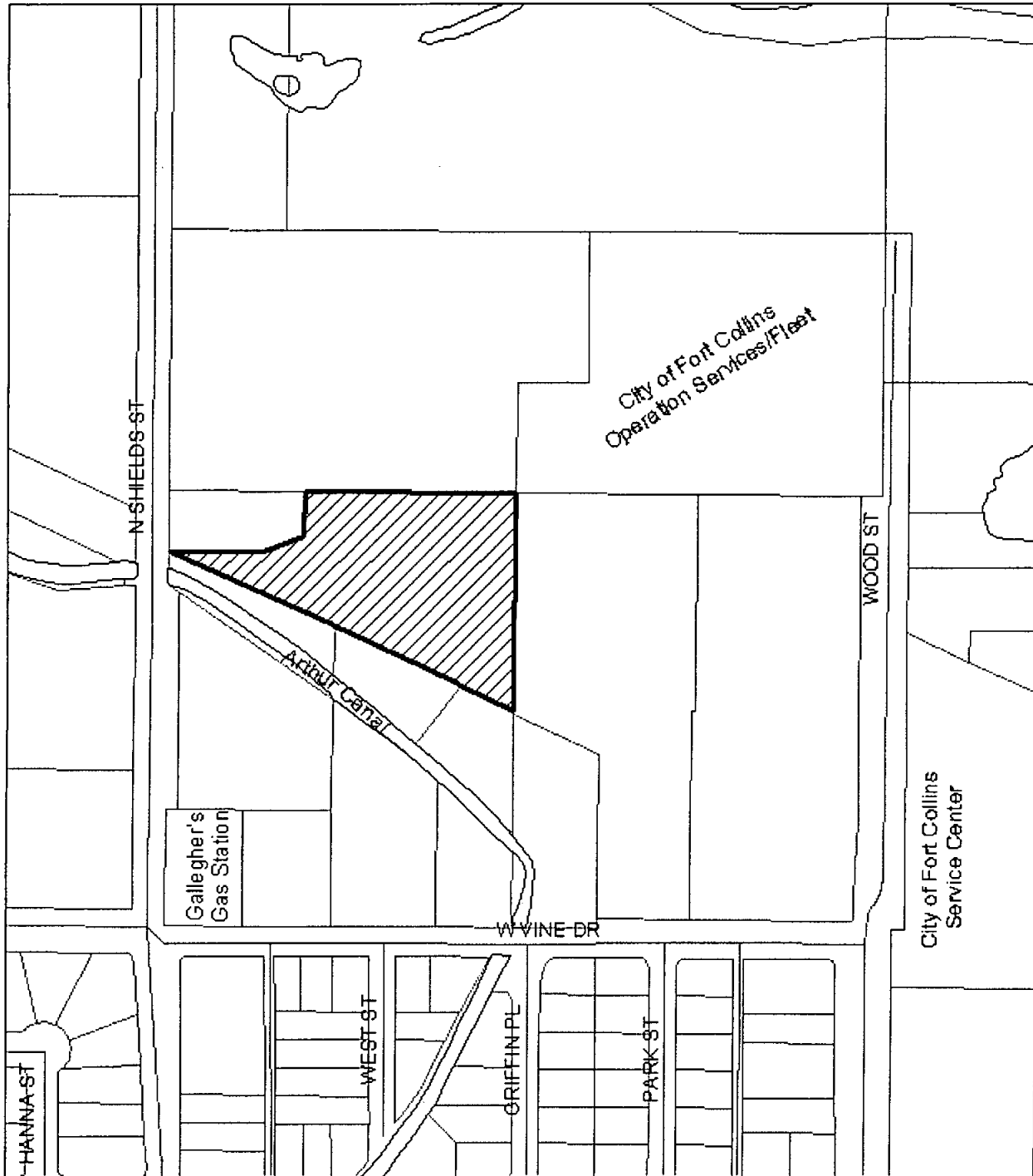
STAFF RECOMMENDATION


Staff recommends adoption of the Resolution.

ATTACHMENTS

1. Location map

812 North Shields City-Owned Lease Property Location Map



 812 N. Shields



RESOLUTION 2010-040
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY AT
812 NORTH SHIELDS STREET FOR UP TO TWO YEARS

WHEREAS, the City is the owner of the property at 812 North Shields Street, Fort Collins, Larimer County, Colorado (the "Property"); and

WHEREAS, the City purchased the Property for City facilities to be constructed at a later date pursuant to the Operations Services Master Plan; and

WHEREAS, the City has leased the Property for the last ten years and City staff recommends continuing to lease the Property for a period of up to two additional years, at an annual rate of at least \$10,200; and

WHEREAS, the lease of the Property is beneficial to the City in that it will discourage vandalism and reduce the City's costs to maintain the Property; and

WHEREAS, under Section 23-114 of the City Code, the City Council is authorized to lease, for a definite term of two years or less, any and all interests in real property owned in the name of the City, provided that the City Council first finds, by resolution, that the lease is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby finds that leasing the property at 812 North Shields Street as provided herein is in the best interests of the City.

Section 2. That the City Manager is hereby authorized to execute a negotiated Lease Agreement for the Property consistent with the terms of this Resolution, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, deems necessary and appropriate to protect the interests of the City or to effectuate the purposes of this Resolution, including, but not limited to, any necessary changes to the description of the Property, so long as such changes do not materially increase the size or change the character of the property to be leased.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 20th day of July A.D. 2010.

Mayor

ATTEST:

City Clerk