

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 23

DATE: February 3, 2004

STAFF: Helen Matson

SUBJECT

First Reading of Ordinance No. 022, 2004, Authorizing the Lease of City-Owned Property at 212 West Mountain Avenue for Up to Five Years.

RECOMMENDATION

Staff recommends the adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

Rent collected from this lease will result in at least \$62,250 each year in unanticipated revenue to Miscellaneous Revenue - General Fund. Tenant will be responsible for all expenses for utilities, janitorial services, and taxes (if applicable).

EXECUTIVE SUMMARY

The City and the County purchased the property at 212 West Mountain Avenue in 1985 as part of the Block 31 purchases. In the Intergovernmental Agreement dividing Block 31, this property was quit claimed to the City. The County occupied this building until the new County Courthouse was completed in the summer of 2003. This building has a total of 7,704 square feet, of which 6,225 is currently usable. This space has been considered for other City users, but a need has not been identified. Staff has shown the space to a private entity and negotiations are continuing. Staff recommends leasing this property until this area of Block 31 is needed for future improvements.

The total yearly lease payment for this property will be at least \$62,250. In addition, the tenant will be responsible for the following expenses: taxes (if applicable), all utilities, and janitorial services.

ORDINANCE NO. 022, 2004
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY AT
212 WEST MOUNTAIN AVENUE FOR UP TO FIVE YEARS

WHEREAS, the City of Fort Collins, Colorado (the "City") is the owner of property located at 212 West Mountain Avenue, Fort Collins, Larimer County, Colorado (the "Property"); and

WHEREAS, this Property was purchased as part of the Block 31 purchases and there is currently not a City need identified for this Property; and

WHEREAS, the City desires to lease this Property for a period of up to five years at an annual rate of at least \$62,250; and

WHEREAS, the lease of the Property is beneficial in that it will generate revenue, reduce the City's costs for utilities for the Property, and discourage vandalism; and

WHEREAS, under Section 23-114 of the Code of the City of Fort Collins, the Council is authorized to lease any and all interests in real property owned in the name of the City, provided that Council first finds that the lease is in the best interests of the City.

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

Section 1. That the Council hereby finds that leasing the Property at 212 West Mountain Avenue as provided herein is in the best interests for the City of Fort Collins.

Section 2. That the City Manager is hereby authorized to execute a lease agreement for the Property, consistent with the terms of this Ordinance, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City.

Introduced, considered favorably on first reading, and ordered published this 3rd day of February, A.D. 2004, and to be presented for final passage on the 17th day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk

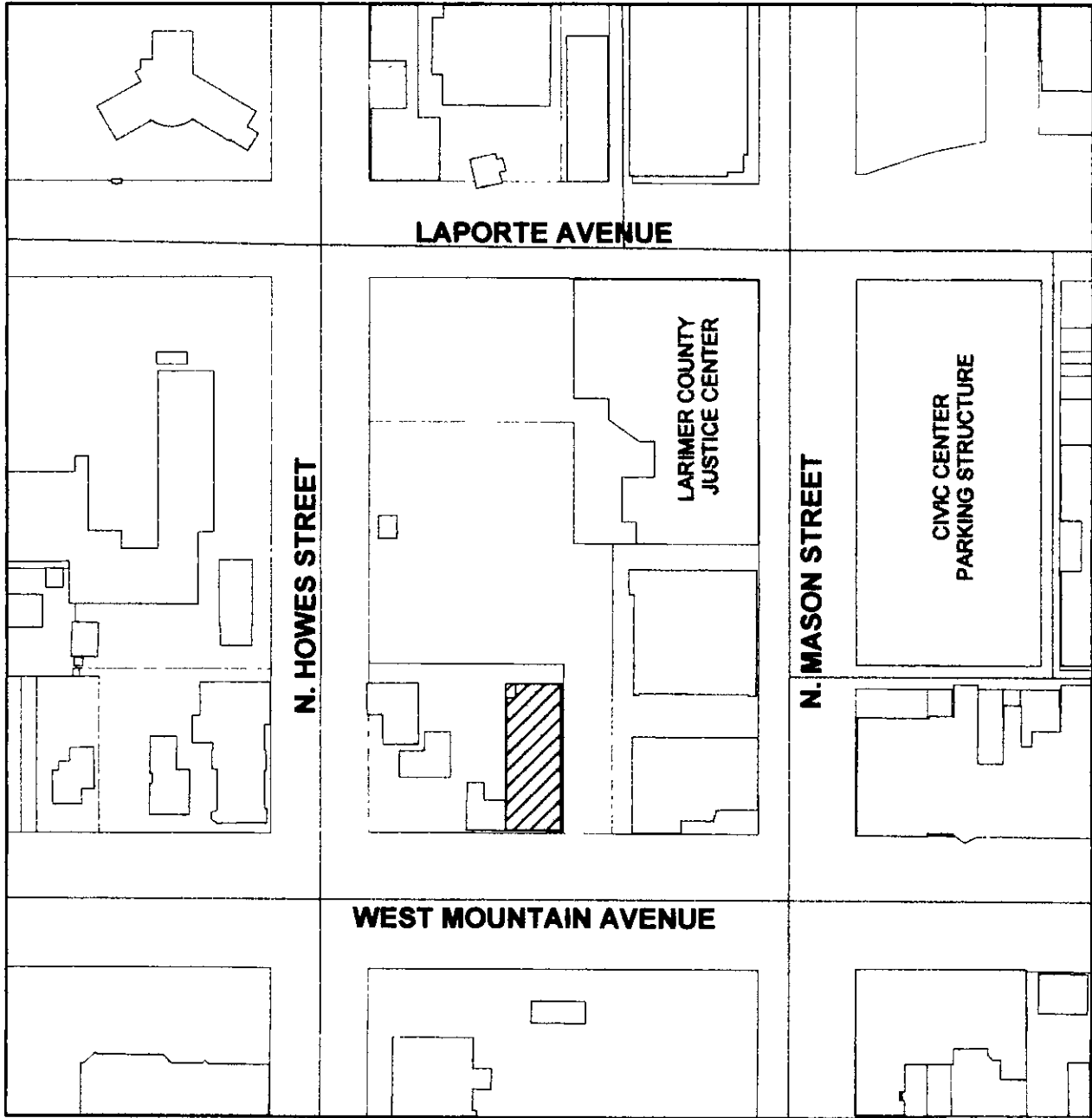
Passed and adopted on final reading on the 17th day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk

212 WEST MOUNTAIN LOCATION MAP



 **212 WEST MOUNTAIN AVENUE**

