


**ACTION ITEM
BOARD OF SUPERVISORS**

DATE: November 20, 2008

TO: Board of Supervisors

FROM: Christopher J Hoppe 
Director of Parks and Recreation

ISSUE: Renew and Extend the Lease for a Gymnastics and Recreation Facility

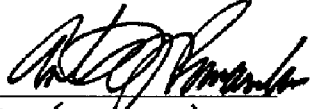
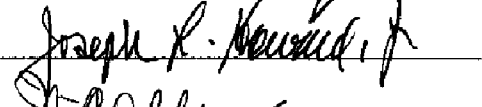
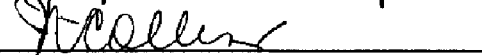
STAFF RECOMMENDATION: Approval

BUDGET IMPACT
Account 100-7113-451-5420, \$97,870
Account 100-7111-451-5420, \$57,479
Total Funding for Rent in FY 2009, \$155,349

ATTACHMENTS (2)

- [1] Background Report
- [2] Reso/Ord/Proc # R08-531
- []
- [] Reso/Ord/Proc #
- []
- [] Reso/Ord/Proc #

REVIEW:

- [X] County Administrator's Office 
- [X] Legal 
- [X] Budget 

- [] Consent Agenda
- [X] Other Business
- [] Public Hearing
- [] Discussion Item
- [] Presentation
- [] Unfinished Business
- [] New Business

PRESENTATION BY N/A

ELECTION DISTRICT N/A

BACKGROUND REPORT

The Parks and Recreation Department has had a gymnastics program since the early 1990s. Since that time, the program has been in leased space at 500 Nelms Circle in Falmouth, known as the Stafford Gymnastics and Recreation Center owned by Thurman Campbell and Mark W. Osborn. Originally, the Department leased approximately half of the building. By 1998, the gymnastics program was profitable, vibrant and had grown to the point of needing additional space. The Community Recreation Division also had need for additional program space. The building's remaining space became available that year, so the Department began renting the entire building consisting of 25,584 square feet.

In 2003 the lease was extended for another five years, and the lease amount was adjusted to \$139,320 (\$5.44/SF). This increase in rent was meant to offset the entire cost of air conditioning units that were installed in the gym areas to make the facility more conducive to rigorous workouts in the summer. The new gross rent increase was set to capture air conditioning costs, fronted by the landlord, and meant to be paid back over a 5 year period.

The existing space, although not ideal for our programs, is providing adequate service. The Department desires to move to space that is better suited for the gymnastics program, in conjunction with other recreational programs. The Department is pursuing other opportunities, but is not ready to move out of the existing space.

The new lease is for a one-year time period, with three one-year renewals at an annual rate of \$166,800 (\$6.52/SF). The budget impact noted on the front (Action Item page) factors five months of the old rent rate and seven months of the new rent rate for FY 2009. As staff researched other viable short term solutions, it discovered that this rate was the lowest of four other similar properties (when moving, air conditioning and other transition-related factors were included). Staff believes that sufficient flexibility is built into this lease to allow the County maximum opportunity to meet its long term goals in providing gymnastics and community recreational offerings. Staff believes that this current lease should be renewed and extended to allow continued programs to growing youth populations.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 20th day of November, 2008

MEMBERS

VOTE

George H Schwartz, Chairman
M S "Joe" Brito, Vice Chairman
Harry E Crisp II
Mark Dudenhefer
Paul V Milde III
Cord A Sterling
Robert "Bob" Woodson

On motion of , seconded by , which carried by a vote of , the following was adopted

**A RESOLUTION TO RENEW AND EXTEND THE LEASE
FOR A GYMNASTICS AND RECREATION FACILITY**

WHEREAS, the Department of Parks and Recreation is in need of a facility for the year-round gymnastics and other recreational programs, and

WHEREAS, the current lease for the Stafford Gymnastics and Recreation Center expires November 30, 2008, and

WHEREAS, annual lease costs for the facility are budgeted within the current department budget,

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 20th day of November, 2008, that the County Administrator be and hereby is authorized to execute a lease in an amount not to exceed One Hundred Sixty-six Thousand Eight Hundred Dollars (\$166,800) with Thurman Campbell and Mark W Osborn for the lease of a recreational building

AJR CJH jls