

RESUME

March 12, 2019

**AUTHORIZATION TO SCHEDULE A PUBLIC HEARING TO CONSIDER
APPROVAL TO LEASE A PORTION OF THE CENTRAL WELLNESS CENTER
TO THE PRINCE GEORGE COUNTY REPUBLICAN EXECUTIVE COMMITTEE**

The Prince George County Republican Executive Committee has approached the County to request that the County lease a portion of the Central Wellness Center to the Committee to be used for activities that support participation in the political process in Prince George County. The County is not using all of the rooms on the first floor of the Central Wellness Center and the one room to be leased to the Prince George County Republican Executive Committee is not currently needed for other general government activities of the County. The draft lease does not provide for a lease payment to the County and the lease will end June 30, 2019 with no renewal period. (See attached Lease).

In order to lease real estate owned by the County, the Board must hold a public hearing pursuant to § 15.2-1800 of the Code of Virginia, 1950, as amended.

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 12th day of March, 2019:

Present:

Vote:

Donald R. Hunter, Chairman
Floyd M. Brown, Jr., Vice-Chairman
Alan R. Carmichael
Marlene J. Waymack
T. J. Webb

A-2

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

AUTHORIZATION TO SCHEDULE A PUBLIC HEARING TO
CONSIDER APPROVAL TO LEASE A PORTION OF THE
CENTRAL WELLNESS CENTER TO THE PRINCE GEORGE
COUNTY REPUBLICAN EXECUTIVE COMMITTEE

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the County of Prince George this 12th day of March, 2019, does hereby authorize the advertisement of a public hearing to consider approval to lease a portion of the Central Wellness Center to the Prince George County Republican Executive Committee.

A Copy Teste:

Percy C. Ashcraft
County Administrator

**LEASE AGREEMENT FOR USE OF A PORTION OF THE PRINCE
GEORGE CENTRAL WELLNESS CENTER BETWEEN THE COUNTY
OF PRINCE GEORGE, VIRGINIA AND THE PRINCE GEORGE
COUNTY REPUBLICAN EXECUTIVE COMMITTEE**

THIS LEASE AGREEMENT ("Lease") made this ____ day of March, 2019 by and between the **COUNTY OF PRINCE GEORGE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia ("County") with a business address of 6602 Courts Drive, Prince George, Virginia 23875, and the **PRINCE GEORGE COUNTY REPUBLICAN EXECUTIVE COMMITTEE**, ("Committee") with a mailing address of _____.

WITNESSETH:

WHEREAS, the County is the fee simple owner of a 14.00-acre tract of land located at 11023 Prince George Drive that is improved with structures that were formerly used by the Prince George County School Board ("Central Wellness Center"); and

WHEREAS, the County is not using all of the Central Wellness Center and a portion of the building is not currently necessary for the general government needs of the County; and

WHEREAS, the Committee desires to use a portion of the Wellness Center for administrative space for the purpose of meeting in support of participation in the political process.

NOW THEREFORE, for and in consideration of the mutual covenants and promises contained herein, the County hereby leases to the Committee, for its non-exclusive use, upon the terms and conditions contained herein, the following described premises located at 11023 Prince George Drive:

Room 109, approximately 609 square feet in the Central Wellness Center; all as more particularly shown and designated on Exhibit B as “leased area.”

1. Term: The term of this lease shall be from April 1, 2019 to June 30, 2019. In addition, the County may terminate the agreement, without cause, at any time by giving 30 days written notice if the leased premises, in the sole discretion of the County, are needed for general government or other public uses or the Committee is not using the space sufficiently or has not diligently complied with the terms of this Agreement. The County also has the right to terminate this lease agreement if it chooses to transfer the lease to a different non-profit or public entity or convey the leased premises or portions or all of the building to others in a way that would affect the leased premises.
2. Use: The County grants to the Committee the right to use, clean and maintain the leased premises for activities in support of its mission, related activities and meetings of the Committee in accordance with the terms of this lease. The County also grants to the Committee the right to use existing parking areas and recycling and trash disposal containers at the Central Wellness Center. During the term of the lease, the County will continue to have access to the leased premises for inspection or maintenance or to improve the premises. The Committee accepts the property “as is” and warrants that it has done a diligent inspection of the property and is aware of the condition of the interior and all structures and any environmental or safety issues that may require remediation.
3. Access: The Committee will insure that only authorized representatives of the Committee and citizens have access to the leased premises during the designated hours of operation. All ingress and egress shall be through doors “1 and 2” as shown on Exhibit

B. The Committee will insure that it keeps a log or roster of keys and that no extra keys are made. If the Committee violates this provision, it will pay for the cost of changing locks and new keys. Representatives of the Committee and users of its services may only access areas within the building beyond the leased premises in order to use the bathrooms, use the water fountain, or use other spaces open to the public. No parking shall occur at the Wellness Center other than during approved days and times of operation of the Committee.

4. Hours of Operation: The Committee shall provide recommended hours for using the leased space to the County, for its approval, within one week of the effective date of the lease. The leased premises may only be used during days and hours that have been approved in advance by the County.
5. Charitable uses: The Committee intends to use the leased premises for its activities within the purposes of encouraging participation in the political process. All such activities shall be within the building in the leased premises.
6. Utilities: Water service will be provided by the existing public water and sewer service with all charges to be paid by the County. The County will also pay any utility costs related to the use of the leased premises including electricity, cable TV, natural gas, heating oil and propane. All bug, pest or vermin control measures shall be performed by the County.
7. Maintenance: The Committee will maintain, at its expense, all of the leased premises during the term of this lease in a safe and clean manner as determined by the County and in such a way as to protect any future use of the buildings for general government use.

The County will maintain the remaining portions of the Central Wellness Center and the grounds within the 14-acre parcel. The leased premises and related areas shall be kept in a clean and neat condition and cleaned and straightened to original condition after the completion of daily activities or after any special event, solely at the Committee's expense. If maintenance by the Committee is deemed inadequate as determined by the County, the Committee will pay the cost of maintenance or clean-up if performed at the County's direction.

8. Improvements: The Committee may make improvements or repairs to the leased premises at its sole expense only upon prior approval of the County and so long as such improvements or repairs do not negatively affect the current or future use of the leased premises by the County. The Committee, at its expense, may install appropriate signage identifying its use of the leased premises at a location and with a design approved by the County.
9. Insurance: The Committee, during the term of this lease, shall maintain liability, premises and personal and real property damage insurance that is commercially available at a reasonable cost insuring against liability arising out of the Committee's use of the leased premises in an amount and form of the policy approved by the County. The County and its employees/agents will be named as additional insureds. The County will maintain insurance on the structures and property insuring against loss or damage during the term of this lease. The Committee agrees to indemnify and hold harmless the County and its agents, officers and employees from any and all property damage, personal injuries or death as a result of its activities under this lease.

10. Supervision: All activities of the Committee shall be attended by a responsible adult over 21 years of age and all activities shall be supervised by an adult over 21 years of age.
11. Designated representative for all matters relating to this lease shall be:

Prince George County Republican
Executive Committee:

Prince George County:

Percy C. Ashcraft
County Administrator
P. O. Box 68
Prince George, VA 23875

IN WITNESS WHEREOF, the Committee and County have each executed this Agreement by officials authorized to legally bind each party.

COUNTY OF PRINCE GEORGE, VIRGINIA, a
political subdivision of the Commonwealth of Virginia
(Lessor)

By _____
Title: County Administrator

STATE OF VIRGINIA,

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of March, 2019, by Percy C. Ashcraft, County Administrator, on behalf of the COUNTY OF PRINCE GEORGE, VIRGINIA.

My commission expires:

Registration Number:

Notary Public

**PRINCE GEORGE COUNTY REPUBLICAN
EXECUTIVE COMMITTEE (Lessee)**

By _____

Title

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of March, 2019 by
_____, _____ on behalf of the PRINCE GEORGE
COUNTY REPUBLICAN EXECUTIVE COMMITTEE.

My commission expires:

Registration Number:

Notary Public

APPROVED AS TO FORM:

Steven L. Micas, County Attorney