

**NORTH CHARLESTON FINANCE COMMITTEE
AGENDA ITEM**

Meeting of March 15, 2018

DATE: March 9, 2018

ITEM TITLE: New Leases on North End of Former Naval Base

SUBMITTED BY: Executive Department

CONTACT PERSON: Ray Anderson, 843-740-2512

SUMMARY EXPLANATION:

The City of North Charleston will be assuming property on the north end of the former Naval Base as of April 1, 2018. The property comes to the City by way of a legal settlement with the State of South Carolina. City Council recently (December, 2017) extended the period of time to receive the property at the request of Palmetto Rails until March 31, 2018.

Palmetto Rails has a number of leases on the properties that will terminate at the end of the month. Council will remember the City is underway with Master Planning on the north end and development will take time to begin.

Included in this agenda item are a number of leases to be extended to various companies which currently have leases in the area. Palmetto Rails has been cleaning up some associated with former lease holders, such as being behind in rent. They have been evicting a few entities. Those being brought to City Council are all current with payments.

Staff is proposing a twelve (12) month lease, and then month to month thereafter. This will allow the City time to complete the Master Plan. The attached map highlights the location of the proposed leases.

STAFF RECOMMENDATION:

Recommends for Finance Committee to review and approve the leases and forward to City Council for approval; and allow Legal to finalize the leases and Ordinance for implementation.

BOARD, COMMISSION, COMMITTEE RECOMMENDATION:

COUNCIL COMMITTEE RECOMMENDATION:

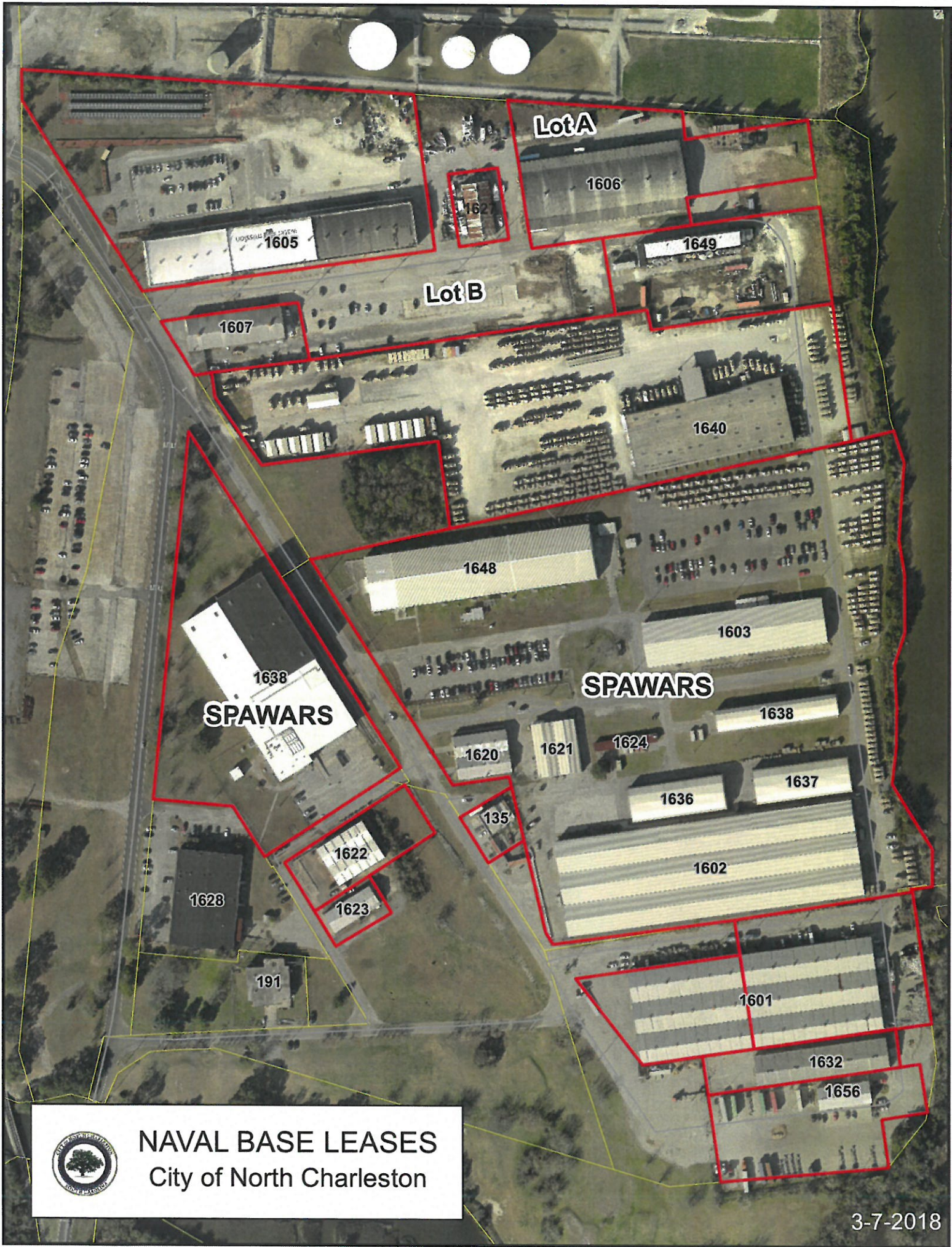
COUNCIL ACTION:

Exhibits
___Resolution___Ordinance___Contract___Minutes_X___Plan/Map___Transfer of Funds___Other

**FUTURE LEASES ON NORTH END OF FORMER NAVAL BASE
CITY OF NORTH CHARLESTON**

<u>Building Identity</u>	<u>Company</u>	<u>Square Footage</u>	<u>Lease Amount</u>
1656	Camright Transportation	4,000	\$ 3939.75
1632	SCDHEC	5,000	1041.00
	Vacant	10,000	
1601	Neil Brothers	40,000	9667.00
	Fisher Recycling	16,145	5094.16
	Vacant	19,481	
135	Back of Bus Transportation	1,692	771.20
1622	Coast Brewery	8,000	1666.66
1623	Coast Brewery	4,000	833.33
1640 ^ Associate Land	US Government		9695.42
1607	David Harris	11,284	1595.36
1606	Barnhardt Crane	11,000	2201.41
1627	Vacant	5,000	
1605	Water Missions	43,000	**
1649	S C Biodiesel	4,375	2552.56
Lot A	Quality Trucking		525.83
Lot B	Vacant		

** 1605 Water Missions---Negotiations underway for sale of property



Lot A

Lot B

SPAWARS

SPAWARS



NAVAL BASE LEASES
City of North Charleston

3-7-2018