

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	December 4, 2023
Action Required:	Approve Resolution
Presenter:	Brenda Kelley, Redevelopment Manager
Staff Contacts:	Brenda Kelley, Redevelopment Manager
Title:	Resolution to amend a Lease Agreement with Omni Charlottesville Virginia Corporation for lease of city-owned public right-of-way

Background

In February 2023, City Council approved a Lease Agreement with Omni Charlottesville Virginia Corporation for lease of city-owned right-of way. During that approval of the Lease Agreement in February, City Council was advised that the Omni Hotel was planning renovations to the interior and exterior of the property and that this item would be coming back to City Council for an amendment following completion of construction.

Since that time, the renovation of the outdoor patio area has been completed at Omni Hotel. These completed improvements reduced the square footage area of the city-owned right-of-way that the Omni Hotel was utilizing. Because of this, Omni Hotel has requested an amendment to the lease agreement to reflect the reduced area, which in turn reduces the total annual lease amount for the use of the public right-of-way.

Discussion

The general terms of the February 2023 Lease Agreement have not changed, except for:

The Leased Property: The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor approximately ~~five hundred and two (502)~~ four hundred and seventy-nine (479) square feet of real property located between the southern property line of the Omni Hotel and the Downtown Pedestrian Mall, as designated on the attached ~~survey drawing dated December 3, 2004~~ Omni Terrace Area Calculations drawing dated April 27, 2023 (the "Leased Property").

Alignment with City Council's Vision and Strategic Plan

This item supports the City's Strategic Plan Framework: Economic Prosperity, Organizational Excellence, and Partnerships.

This program also supports the 2021 Comprehensive Plan's:

Guiding Principle: Community Culture & Unity: Charlottesville's rich and diverse culture and form will be celebrated, and the entire community will feel welcomed, valued, and respected. The City will protect, celebrate, and enhance the people and places that have added to the uniqueness and

cultural diversity of the community.

Land Use, Urban Form, and Historic & Cultural Preservation; Goal 11. Historic Resource Protection: Provide effective protection of Charlottesville's historic resources, including through recognition and incentives.

Economic Prosperity & Opportunity; Goal 3. Innovation and Growth: Create an entrepreneurial environment that fosters the creation and success of businesses.

Community Engagement

This Agreement for Amendment of Lease has been reviewed by Omni Charlottesville Virginia Corporation representative(s).

Budgetary Impact

This request does not require any funding from the City budget.

Recommendation

Staff recommends that City Council approve the attached Resolution.

Alternatives

City Council could choose to not approve this Resolution which would cause a conflict with the current conditions of leased area and improvements approved by the City.

Attachments

1. Omni Terrace Cafe Lease amended Dec2023
2. Resolution OMNI Lease amendment 120423