

Policy Briefing Summary

City Council



Regarding:	Public Hearing and Resolution Approving Lease Agreement with Cultivate Charlottesville
Staff Contact(s):	Brenda Kelley, Redevelopment Manager
Presenter:	Brenda Kelley, Redevelopment Manager
Date of Proposed Action:	October 6, 2025

Issue

Cultivate Charlottesville has been using a City-owned property in the 10th and Page neighborhood for approximately ten (10) years. A Lease Agreement is required to allow Cultivate Charlottesville to use the property.

Background / Rule

Cultivate Charlottesville currently uses the vacant lot located at 210 8th Street NW “with a mission to end generational poverty, and to foster a culture of achievement in which all children in our community graduate from high school, ready for college or career.” Currently, there are raised beds and accessory sheds on this property.

Analysis

The general terms of the proposed Lease are as follows:

Lease Period: One (1) year, renewable at the City’s option for up to three (3) additional one-(1) year terms; and

Lease Rate: \$1.00 for first year; \$450.00 annual Lease Rate on first renewal, with no more than three percent (3%) annual increase thereafter; and

Use of Property:

- Outdoor gardening activities;
- Keeping of livestock is not permitted;
- Use of the property from dusk-to-dawn;
- No parking of vehicles on or within the leased property;
- No promotion of commercial businesses in outside signage on the leased property; and
- Property shall not be used for conducting business on the premises.

Lessee Responsibilities: Responsible for all work and costs associated with the ongoing maintenance, operation, repair, and janitorial services of the leased property; maintenance of all turf and forested areas, including notice of use of pesticides, etc.; Lessee accepts Leased Property “as-is,” responsible for all utilities; responsible for all supervision and well-being and safety of its employees and members on the leased property.

Financial Impact

There is no anticipated financial impact.

Recommendation

Following conducting the legally required Public Hearing, City Staff recommends that City Council adopt the attached Resolution approving the attached Lease Agreement.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving the attached Lease Agreement with Cultivate Charlottesville."

Attachments

1. Resolution Cultivate Charlottesville Sept2025
2. Cultivate Charlottesville Lease Agr Sept2025