

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: December 1, 2014

SUBJECT: DSS Temporary Parking Lot Lease

PRESENTER: Eric Bush, DSS Director

ATTACHMENTS: Yes

1. Draft Lease
2. Aerial Photograph of Proposed Lot

SUMMARY OF REQUEST:

DSS anticipates a high volume of clients at the Human Services Facility over the next two to three months, due to the Low Income Energy Assistance Program (LIEAP) opening December 1st. On the first day of LIEAP in 2013, DSS took 67 applications, and turned away approximately 35 “ineligibles” – over 100 additional client visits in total. This number tapers off during December as the program progresses, but “plus” visits will again pick up in January when families are eligible for the LIEAP program.

To accommodate this client volume, DSS requests the Board approve a temporary, month to month lease, with Bill Harper Jr. at the rate of \$2,000 per month.

Staff will be conducting traffic counts at the facility, to determine when the need for temporary parking will end. It is anticipated that the peak load will occur during December, 2014 and January, 2015.

BOARD ACTION REQUESTED:

The Board is requested to approve the lease of additional parking on a month-to-month basis to help accommodate the peak load anticipated during December, 2014 & January 2015. Employees will be asked to utilize the overflow parking so that adequate client parking is available.

Suggested Motion:

I move the Board approve the Parking Lot Lease Agreement as presented.

PARKING LOT LEASE AGREEMENT

THIS Lease is made on the 1st day of December, 2014, between William L. Harper and wife, Barbara T. Harper, ("Lessor"), and the County of Henderson, a body corporate and politic of the State of North Carolina ("Lessee").

In consideration of the terms and conditions set forth below, the parties agree and will perform as follows:

1. Lessor does lease to Lessee the following described premises located in the City of Hendersonville, North Carolina, described as follows:

A parcel of land whose address is 1086 Spartanburg Highway, Hendersonville, North Carolina, containing approximately 15,155.77 square feet, being a portion of Henderson County parcel number 1016931, with PIN 957833422, all as shown on the map thereof attached.

2. The term of this Lease shall be month-to-month. Either party desiring to terminate the lease shall give the other party thirty (30) days' notice of termination as stated below.

3. Lessee agrees to pay the Lessor as rent for the Leased Premises the sum of Two Thousand Dollars (\$2,000.00) per month, payable in advance, on the first day of the month of each month of the Lease.

4. Lessee acknowledges the state of repair of the premises and that it is acceptable for Lessee's intended use of the premises. Lessee accepts the premises as they are.

5. This Lease may be terminated by either party at any time by giving the other party thirty (30) days' notice in writing in which case use of the Leased Premises, upon expiration of such notice, shall terminate and Lessee shall yield the possession of the premises and all additions and improvements to and on them to Lessor.

IN WITNESS WHEREOF, the parties hereto have set their hands this 1st day of December, 2014.

COUNTY OF HENDERSON

By: _____
County Manager

WILLIAM L. HARPER

BARBARA T. HARPER

1080 Spartanburg Hwy

226.39 ft

15155.77 Sq Feet

77.62 ft

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115379.86 Sq Feet

