



CITY COUNCIL AGENDA REPORT

To: Honorable Mayor and Members of City Council
Meeting: October 15, 2012
Subject: Public Hearing Authorizing a Lease Agreement for City-Owned Property Located at 1970 Blue Hills Drive, NE., Identified as Tax Map No. 7230104

Background:

Roanoke Cooperative Association, Ltd., commonly known as the Roanoke Natural Foods Co-op ("Co-op"), desires to establish and operate an urban farm to provide locally-grown produce. No such operations exist in Roanoke. Since fall 2011, City staff has worked with the Co-op to identify properties in the City to support such an operation. A surplus property located within the Roanoke Centre for Industry and Technology (RCIT) has been identified as an appropriate setting to cultivate row crops for the farm.

The parcel is proposed to be leased with an option to purchase. The site proposed for lease is a 7.36 acre vacant parcel, identified as Tax Map No. 7230104, known as Heritage Heights. The site, due to grading, has steep slopes along its northern and western edges, leaving only 2½-3 acres of usable land. The parcel has limited usefulness for commercial or industrial development and would not support the scale of industrial development encouraged in the RCIT. This parcel is subject to the restrictive covenants in place at RCIT that govern use of all parcels in RCIT.

Use of the property will be limited to the cultivation of row crops. Small buildings for equipment storage may be erected. A well for irrigation will also be established.


The proposed term of the lease is five years. Rent would be a nominal rate of \$100 per year. The Co-op would have the option to purchase the property for \$30,000 at any time prior to the expiration of the lease term. The purchase amount is based on the value of other agricultural land in the vicinity and the amount of land that is usable for agricultural purposes.

A public hearing is required to consider the proposed Lease Agreement.

Recommended Action:

Absent comments at the public hearing needing further consideration, approve a Lease Agreement between the City and Roanoke Cooperative Association, Ltd., upon the terms as substantially set forth in the attachment to this report.

Authorize the City Manager to execute a Lease Agreement between the City and Roanoke Cooperative Association, Ltd., substantially similar to the one attached to this report, and to execute such other documents and to take such further actions as may be necessary to lease the property and to implement, administer, and enforce such Lease Agreement, with the form of such Agreement and any other documents to be approved by the City Attorney.

A handwritten signature in black ink that reads "Christopher P. Morrill". The signature is written in a cursive style with a horizontal line underneath it.

Christopher P. Morrill
City Manager

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