

Item Title: Lease Agreement for Fire Station on District Drive in Raleigh, NC

Specific Action Requested:

That the Board of Commissioners authorizes the Chair to enter a lease with the State of North Carolina for 4021 District Drive, Raleigh, NC, subject to the terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners approves all lease transactions of more than three years duration.

Background: Since 1989, Wake County has rented space from the State of North Carolina for an EMS station at 4017 District Drive. Western Wake Fire Rescue, Inc. ("WWFR") occupies the adjacent space located at 4021 District Drive and has asked Wake County Fire Services to manage that lease also. The fire department has asked the County to facilitate a new lease with the State following the same terms as the EMS station lease.

Board Goal: This action supports routine County operations.

Fiscal Impact: None. The nominal lease payment proposed in this lease is One Dollar (\$1) for the Twenty (20) year term.

Additional Information:

Western Wake Fire Rescue, Inc. ("WWFR"), is a North Carolina non-profit corporation that is successor by merger to Fairgrounds Rural Fire Department, Inc (Fairgrounds Rural). Fairgrounds Rural originally leased the subject property from the State of North Carolina (State) for the operation and maintenance of a volunteer fire department under two previous lease agreements. These agreements were dated December 1988 and December 2008. The current lease between State and WWFR for the Premises expired on October 31, 2017. That lease provided for WWFR to remain on the premises in a month-to-month tenancy which both parties have agreed to maintain since the lease expiration date.

Wake County's District Drive EMS has been WWFR's next door neighbor for 30 years, providing emergency services to the Fairgrounds and the surrounding area. Wake County recently renewed the District Drive EMS lease for 20 years. WWFR provides needed services to Wake County through the operation of a fire station and ancillary services, including serving as a base facility for statutorily mandated body transport functions. To ensure a long term right of use and continuity of services in the NC State Fairgrounds area, Wake County Fire Services desires to lease these premises subject to the same terms and conditions as the EMS lease and sublease said premises back to WWFR.



The State of NC Council of State has approved the execution of the subject Lease. The agreed upon lease terms do coincide with the terms and conditions of the adjacent Wake County EMS lease.

County staff recommends the Board authorize this lease.

Attachments:

1. Lease Agreement