

Resolution No. 2480

A RESOLUTION ESTABLISHING A RENT ABATEMENT POLICY FOR CITY PROPERTIES AT THE ROSWELL INDUSTRIAL AIR CENTER.

WHEREAS, the City owns buildings and land at the Roswell Industrial Air Center that it rents to tenants, and

WHEREAS, those buildings are in need of improvements or repairs that the City cannot afford to make, and

WHEREAS certain tenants desire to use their own funds to make those needed repairs or improvements and receive a rent abatement for the repairs:

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSWELL that the following rent abatement policy is adopted to guide the City in offering rent abatements:

PURPOSE:

Allow tenants to make preapproved, necessary improvement to City owned RIAC properties that the City lacks the expertise, time or funds to accomplish itself.

IMPROVEMENTS:

The City will consider abating rent for improvements that increase the value of the building to the City over the long term. The City will not abate rent for trade fixtures, maintenance items or any project that does not increase the value of the building for other than current tenant.

PRE-CONDITIONS:

Any rent abatement improvement shall be agreed to before the fact as no after the fact abatements will be considered. In order for a project to be considered for abatement the Tenant must not be in default in any terms of the lease with the City (including rent) and be prepared to enter into a new lease with the city. The new lease must be of sufficient length to permit the Tenant to pay the complete rent abated.

APPLICATION PROCEDURE:

Any tenant seeking a rent abatement for a City building at the RIAC must submit in writing an application for rent abatement with three bids and detailed plans to the RIAC Management. The amount of rent abated will not exceed the amount of the lowest responsible bid. After receipt of the application, plans and bids the City staff will evaluate the proposal and forward it to the Airport Committee with recommendation. There will be an application fee for all projects.

FINANCIAL ARRANGEMENTS:

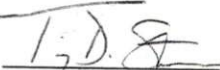
Monthly rent abatement payment amounts will not exceed 50% of negotiated rent. Title to improvements transfers to the City upon completion of a project. Rent abatement ceases with any violation of the provisions of the new lease particularly in regard to construction and other required permitting and establishment of materialmen's lien. Receipts verifying projects costs must be provided before any abatement can begin. Projects costing over \$50,000.00 will require a payment bond. Projects of lesser amounts will be inspected by appropriate City staff for adherence to project plans.

Approved this 11TH th day of NOVEMBER, 1999


Bill B. Owen, Mayor

City Seal

Attest:


City Clerk