COUNTY AGENDA REQUEST

Department:	Commissioners	Presenter(s):	Jack Krakeel
Meeting Date:	Wednesday, December 5, 2012	Type of Request:	New Business

Wording for the Agenda:

Discussion concerning the future use of space vacated by the Chamber of Commerce in the Historic County Courthouse.

Background/History/Details:

The County Courthouse, located in the center of downtown Fayetteville, is leased from the County by the Fayette County Development Authority. Through its contract with the County, the FCDA has the ability to sub-lease additional space within the facility. Income from lease space is provided to the County. The sub-lease contract with the Chamber of Commerce for 1st floor space has been in effect since 1997 and generated approximately $20,000 per year in rental income . Recently, the Chamber of Commerce made a decision to relocate to another facility effective January 1, 2013.

Several organizations have expressed an interest in moving into the vacated courthouse space including the Fayetteville Main Street Program, the Fayette County Historical Society, the Arts Society and possibly the Extension Service. Matt Forshee, FCDA Executive Director requests direction from the BOC with respect to prospective tenants. Parties who have expressed an interest include the Fayetteville Main Street program, Arts Center and the Historical Society. In addition, staff believes the space may be a good fit for the Extension Service.

What action are you seeking from the Board of Commissioners?

No action is required. Staff is seeking direction on how to proceed with the future use of the Historic County Courthouse.

If this item requires funding, please describe:

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

City of Fayetteville

240 Glynn Street South • Fayetteville, Georgia 30214
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CITY MANAGER
Joe Morton

CITY CLERK
Anne Barnard

Mr. Jack Krakeel
County Administrator
140 Stonewall Avenue West, Ste 100
Fayetteville, GA 30214

Mr. Krakeel,

As it is known that on December 1, 2012, the Fayette County Chamber of Commerce will be vacating their office space at the historic Fayette County Courthouse, the City of Fayetteville requests consideration to lease that vacant space for the central offices of the Fayetteville Main Street department and the Downtown Development Authority. We feel that this would be an excellent fit for both the County and City for a multitude of reasons.

- The County would continue to have a governmental tenant in that space, instead of the potential issues that could come with a private tenant.
- The historic Courthouse is constantly receiving visitors from tourists and others looking for visitor information and historical information. The Fayetteville Main Street department is currently acting as the City's welcome center at its current location (Train Depot), and would be the best suited to greet visitors and manage these requests.
- Main Street will work with the Fayette County Historical Society to create a permanent lobby exhibit for the Courthouse, allowing the building to become a proper visitor's destination.
- The Fayette County Development Authority and Downtown Development Authority can strengthen relationships and work more closely together on pertinent development projects.
- Fayetteville Main Street is well practiced in managing the event facility at the Train Depot. If the County so elects, those services could be used to manage the 3rd floor meeting space for private rentals, of which the proceeds could be split at a mutually agreeable rate, between Fayetteville Main Street and the County.

For the reasons mentioned above, this is a mutually beneficial proposition. If the County finds this agreeable, the Fayetteville Main Street department requests consideration for a monthly lease rate of $500 + utilities, with additional revenue to the County gained from proceeds derived from renting the 3rd floor meeting space.

We look forward to further discussion on this proposal and appreciate your consideration.

Sincerely,

Brian Wismer
Director of Community Development

cc: Joe Morton

ArtWorks on the Square

A Village of Creativity

August 2, 2012

Fayette County Administration
140 Stonewall Ave Suite 100
Fayetteville, GA 30214

Attn: Jack Krakeel

I was glad to read that you are going to stay for a couple more months. Hopefully you can put in a good word for us regarding the old Court House. As I mentioned on the phone, we all think it would make a great Fayette County Art Center.

As you know, Fayette County is the only metro Atlanta County without an Arts Center. I find that ironic since we have the highest average household income, average household level of education and a growing retired population, all of which go hand-in-hand with participation in an arts center. In addition, locating an art center in a historic building downtown would most certainly draw more tourists to the area, plus it is close to two hotels and local restaurants.

Artworks on the Square has already developed a strong infrastructure and a wide base of participants from throughout the county. We have numerous top notch local instructors and quality local artists willing to interact with the public. People often remark that what we offer is much needed, especially with the cutbacks in schools. In fact, the National Endowment for the Arts regards Fayette County as "underserved" due to its limited access to fine art venues.

It would up to you to decide if it would be better to incorporate all that we have done into a Fayette Art Center. In other words, all the hard work and growing pains are over. Or you could choose to allow us to use the courthouse for expanded classes and special exhibitions with a minimal lease. (Other counties have rented such buildings for $1.00 – knowing how the arts bring in tourists).

You and your staff are more than welcome to walk through Artworks and see first hand all that we have accomplished working with minimum funding in the middle of a recession. We could do so much more if partnered with Fayette County and have access to more marketing.

Attached are two Power Point presentations: Arts and the Economy and a presentation defining Artworks on the Square. You can also view all that we offer on our website www.ArtWorksonthesquare.com. Do visit the Media page and read articles written about us. I know that "this is a win-win situation" is a much used cliché, but in this case, I believe it is true.

Best wishes,

Kathaleen Brewer

Kathaleen Brewer, Director
ArtWorks on the Square
107 Stonewall Ave.
Fayetteville, GA 30214

August 17, 2012

Copy

Fayette County Board of Education
210 Stonewall Avenue West
Fayetteville, GA 30214

Dear Superintendent Jeff Bearden,

It is our understanding that more cuts are foreseen. If your middle school and high school visual art programs are potential candidates, we would like to partner with you and offer our service in order to keep the arts alive in Fayette County. If you have not heard of us or do not know the extent of what we now provide, please visit our website at www.ArtWorksontheSquare.com.

Our idea for a partnership revolves around FCOBE helping provide transportation from it's schools to Artworks on the Square after school. This transportation would be for students who wish to pursue photography, painting, drawing, cartooning, jewelry design, pottery (wheel and sculptural), sewing or Adobe Photo Shop. Such Transportation is essential for students with working parents plus it provides easier access for any interested student. We would take over after they are dropped off. We already work with youths from all over Fayette County who are frustrated because they cannot take more than one elective (music and art), don't feel they get enough hours in school to produce quality art, or the medium they are interested in is not available.

As you are aware, art materials and equipment are very expensive. By collectively funneling truly interested students to us, you could reduce your overhead for redundant art equipment, supplies, kilns etc. plus remove the drain on PTO's to raise funds to help art teachers buy needed supplies. I hate to think of art teachers loosing their jobs, so we would welcome them if they can *produce art* at our level. Our teachers are professional artists/crafters who have worked with masters and learned skills far above the academic "by-the-book" level. They are also "producing" artists. Each is very enthusiastic about their art and guides their students towards developing their own personal voice (based on solid traditional skills) rather than copy the work of others. In regards to painting and drawing, we work in the "Atelier" Old World style, meaning a more apprentice approach than a large classroom approach.

We would not offer credits, but we could help prepare them for "challenging college entrance requirements" in their respective field. We also offer volunteer positions that look great on applications.

In any event, if you do decide to cut visual art classes, I would like to talk with FCBOE about donating some pottery equipment, art tables and other studio equipment since we will definitely need it in order to take on more students. We do have a 501c3 non-profit if we should need to partner under that.

Our goal has always been to provide access to the fine arts for all youths who have a passion and want to learn. So please keep us in mind when discussing further cuts.

Most Sincerely,

Kathaleen Brewer, Director/Founder

ArtWorks on the Square, LLC
107 Stonewall Ave.
Fayetteville, GA 30214
678-545-0275
info@AWOTS.com

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To Whom It May Concern:

I am writing this letter on behalf of the Fayetteville Main Street program and the Fayetteville Downtown Development Authority, of which I serve as the Director. The goals of both boards are similar as it relates to revitalization of our downtown district. We recognize that any community that wishes to engage its citizens and promote a strong sense of place must embrace and support the efforts of those who encourage a community arts program.

Ms. Kathaleen Brewer is that person for the Fayetteville community. She has tirelessly worked to create a thriving outlet for the arts in downtown Fayetteville. On a shoestring budget, she has managed to open and maintain a beautiful, incubator-style, art gallery; complete with a high-end arts supply store, called Artworks on the Square. Artworks has steadily grown to become the premier place in Fayette County for artists to showcase their work. They frequently host special exhibits and events, and have also developed an incredibly popular series of beginner and intermediate classes ranging from pottery to watercolor to computer graphics.

From our perspective, Kathaleen should be applauded for significantly increasing the foot traffic and overall presence in our downtown. She has certainly invigorated the downtown square with a diverse group of citizens that would have otherwise not come. For this, we are grateful and feel that she is certainly deserving of recognition for her contribution to the development and promotion of the Arts in Fayetteville.

Sincerely,

Brian Wismer
City of Fayetteville
Director of Community Development

City of Fayetteville

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August 7, 2012

Governor's Awards for the Arts and Humanities
Nominating Committee

To Whom It May Concern:

Ms. Kathaleen Brewer has worked tirelessly to bring the Arts to the Fayette County Community. She has utilized an empty store front in downtown Main Street of Fayetteville as a location for local artisans and patrons to meet.

Ms. Brewer offers many opportunities for adults and children to participate in art classes and other learning art experiences. She brings a diverse and exciting feeling to our downtown Main Street area.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Joe Morton
City Manager

LEASE MODIFICATION AGREEMENT

THIS AGREEMENT entered into as of this 17 day of April 1997 between the DEVELOPMENT AUTHORITY OF FAYETTE COUNTY, with a mailing address of 200 Courthouse Square, Fayetteville, Georgia 30214 as Landlord ("Landlord") and the FAYETTE COUNTY CHAMBER OF COMMERCE, with a mailing address of 1st Floor, 200 Courthouse Square, Fayetteville, Georgia 30214.

WITNESSETH

WHEREAS, Landlord and Tenant entered into a lease dated April 16, 1996 demising 2,524 square feet in a building leased by the Landlord on real property located in Land Lot 123 of the 5th District of Fayette County, Georgia, commonly known as 1st Floor, 200 Courthouse Square, Fayetteville, Georgia.

WHEREAS, the Lease is for a term of fifteen (15) years commencing on September 1, 1996 and ending at midnight on August 31, 2011,

WHEREAS, Landlord and Tenant desire to modify the Lease at this time,

NOW THEREFORE, in consideration of the premises and other good and valuable consideration each to the other in hand paid, Landlord and Tenant agree as follows:

A. Paragraph IV "Lease Term" shall be modified as follows: "this lease shall commence on the first day of April, 1997, and shall end at midnight on March 31, 2012."

B. Paragraph VI "Rent" shall be modified as follows: "beginning August 1, 1996 and continuing in a like manner" shall be changed to "beginning April 1, 1997 and continuing in a like manner."

C. Paragraph VIII "Alterations to Premises" shall be changes as follows: Sub-paragraph (2) shall be changed from "Installing an elevator from ground level to the third floor on the southeast exterior of the building" to "Installing an elevator from ground level to the third floor on the northeast interior corner of the building."

D. A new Exhibit "A" Rent Schedule is attached hereto and made a part hereof replacing the original Exhibit "A".

E. All other terms and conditions of the Lease will remain in full force for each renewed period.

IN WITNESS WHEREOF, the parties hereto have caused this Lease modification to be executed as of the date first written above.

LANDLORD: DEVELOPMENT AUTHORITY OF FAYETTE COUNTY

By: _____
Robert Disharoon, Chairman

Attest: _____
Secretary

_____
Notary Public

LISA WHITLOW NOTARY EXPIRES GEORGIA JULY 24, 2000 PUBLIC COWETA COUNTY

TENANT: FAYETTE COUNTY CHAMBER OF COMMERCE

By: _____
Michael E. Amos, Chairman

Attest: _____
Secretary

_____
Notary Public

EXHIBIT "A"

RENT SCHEDULE

4/1/1997 - 3/31/2002	$1,500	(waived)
4/1/2002 - 3/21/2003	$1,500	
4/1/2003 - 3/31/2004	$1,545	
4/1/2004 - 3/31/2005	$1,591	
4/1/2005 - 3/31/2006	$1,639	
4/12006 - 3/31/2007	$1,688	
4/1/2007 - 3/31/2008	$1,738	
4/1/2008 - 3/31/2009	$1,791	
4/1/2009 - 3/31/2010	$1,845	
4/1/2010 - 3/31/2011	$1,900	(14th year)
4/1/2011 - 3/31/2012	$1,957	(15th year)

RENEWAL TERM

4/1/2012 - 3/31/2017	Not to exceed	$2,446
4/1/2017 - 3/31/2022	Not to exceed	$3,058
4/1/2022 - 3/31/2027	Not to exceed	$3,822