To: Chairman Smedberg and the VRE Operations Board

From: Doug Allen

Date: December 15, 2017

Re: Authorization to Extend the Lease Agreement for Parking at the Rippon Station

Recommendation:

The VRE Operations Board is asked to authorize the Chief Executive Officer to extend a Lease Agreement with KP Big Crest Lane, LLC for parking at the Rippon Station in the amount of $178,466 for one year.

Summary:

This Lease Agreement is for 320 parking spaces that serve riders boarding at the Rippon Station.

Background:

In May 2002, the Operations Board approved a three-year Lease Agreement with Hazel Land for 320 parking spaces at the Rippon VRE Station. These additional spaces were instrumental in reducing the parking shortage at the station where the parking lot was routinely 97% full. The lot was constructed by Hazel Land and opened in March 2004, which also commenced the term of the Lease Agreement. The Lease was subsequently assigned by Hazel Land to KP Big Crest Lane, LLC and extended for eleven years through the end of February 2018 with the approval of the Operations Board in December 2016.

In March 2011, a Proffer Statement / Development Plan submitted by KP Big Crest Lane, LLC was approved by Prince William County, which includes the construction of a parking garage by KP Big Crest Lane, LLC on the County owned property on which the current parking lot for the VRE Rippon Station is located. The Plan further stipulates that until such time that the parking garage is constructed and available for use, KP Big Crest Lane, LLC
shall continue to allow VRE to lease the surface parking directly adjacent to the County owned parking lot at an annual increase in rent of two percent (2%) per year.

VRE recommends extending the Lease Agreement for one year, at a cost not to exceed $178,466 during that period. The monthly rental cost per space is consistent with the cost paid for leased parking at other VRE stations and is thus deemed fair and reasonable.

**Fiscal Impact:**

Funding is provided for in the FY 2018 operating budget under the Station Parking Fees line item. Funding for the subsequent fiscal year is included in the proposed FY 2019 budget.
Virginia Railway Express  
Operations Board  

Resolution  
9E-12-2017  

Authorization to Extend the  
Lease Agreement for Parking at the Rippon Station  

WHEREAS, in May 2002, the Operations Board approved a three-year lease with Hazel Land for 320 parking spaces at the Rippon Station; and,  

WHEREAS, these additional spaces were instrumental in reducing the parking shortage at Rippon where the parking lot was routinely 97% full; and,  

WHEREAS, the Lease has been renewed several times since with the current extension set to expire at the end of February 2018; and,  

WHEREAS, VRE staff is requesting permission to extend the Lease Agreement for one additional year through February 28, 2019;  

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby authorize the Chief Executive Officer to extend the Lease Agreement with KP Big Crest Lane, LLC in the amount of $178,466 for one year.  

Approved this 15th day of December 2017  

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Paul Smedberg  
Chairman  

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Katie Cristol  
Secretary