

**AGENDA
JOINT MEETING OF
THE PASQUOTANK COUNTY BOARD OF COMMISSIONERS
AND THE CITY COUNCIL OF ELIZABETH CITY**

**THE CAROLINA CENTER, 110 CORPORATE DR.
MONDAY, OCTOBER 29, 2018**

6:00 PM – Dinner

6:30 PM – Business Meeting

1) Call Meeting to Order

A. County of Pasquotank

B. City of Elizabeth City

2) Moment of Silent Reflection

3) Pledge of Allegiance to the Flag

4) Statement from Pasquotank County Board of Commissioners Chairman Cecil Perry

5) Statement from City of Elizabeth City Mayor Bettie J. Parker

6) Guest Speaker – Rick Grandinetti – Topic – Unifying Groups:

Mr. Grandinetti will discuss the best practices and the pitfalls of groups that do not unify. In addition, Mr. Grandinetti will professionally challenge leaders to think differently, predicated on extensive research of how groups succeed and fail. Mr. Grandinetti's bio is attached.

7) Introduction of Economic Development Director Christian Lockamy

8) Discussion:

A. Pasquotank County Northern Park – Elizabeth City/Pasquotank County Parks and Recreation

Citizens have attended Recreation Advisory Board meetings and Board of Commissioners meetings to discuss the need for a north area park. Attached is a memo from the City Manager and Parks and Recreation Director that addresses this item.

B. Former Elizabeth City Middle School Gymnasium - Elizabeth City/Pasquotank County Parks and Recreation

The former Elizabeth City Middle School gymnasium annex is structurally damaged and needs to be demolished, which would require façade improvements along the

front of the facility. There have been informal discussions between the City and County regarding future usage of the gymnasium after the repair. Attached is a memo from the City Manager and Assistant City Manager that addresses this item.

C. Senior Center - Elizabeth City/Pasquotank County Parks and Recreation

The existing Senior Center located at Knobbs Creek was built in 1990, and is not adequate to meet the current and future needs of our senior citizens. The senior population grew by 21% from 2010 to 2016 and is projected to grow by 87% over the next 23 years. Attached is a memo from the City Manager and Assistant City Manager that addresses this item.

D. Homelessness Update and Shelter Discussion

The City closed its homeless shelter located at 709 Herrington Road in August 2018. City Council requested City staff to identify another location. The former Pasquotank County Health Department located at the corner of Harney and Cedar Street has been identified as a potential option. Attached is a memo from the City Manager that addresses this item.

9) **Non-Agenda Comments by County Commissioners and City Councilors**

10) **Adjournment**



Rick Grandinetti
Robob, LLC

Since 1989, Mr. Grandinetti has employed a hands-on approach to consulting with organizations to produce results in *efficiency, organizational culture change, productivity, profit, leadership, & service.*

Mr. Grandinetti has designed, produced, coordinated and conducted over 5,000 seminars and keynote speeches throughout North America. He is the author of more than 35 various educational programs currently utilized by numerous organizations throughout North America and has published a book titled *Succeed Inside the Box Guarenteed.*

He has managed and navigated many leading companies through changes to alter their company culture to one of excellence. He also single handedly created and implemented the company-wide educational program used for a material supplier who is number one in sales dollars, per employee, worldwide. This program remains the core of their educational initiative today. He is North America's leading authority on educating organizations on *How to Succeed in any Economy with the Proper Culture.*

Mr. Grandinetti graduated from Baldwin Wallace College in 1982 with a Bachelors of Arts and his Masters of Business Administration in 1986 from La Salle University. He then went on to receive his Doctorate in Philosophy from Ashley University in 2013.

Mr. Grandinetti has consulted with numerous elite organizations, including:

- Drug Enforcement Agency
- Boeing
- Lockheed Martin
- Defense Logistics Agency
- Blue Gass Army Depot
- GlaxoSmithKline
- Anniston Army Depot
- Riverhead Building Supply
- Tooele Army Depot
- Harley Davidson
- Pine Bluff Arsenal
- San Pasqual Native American Indian Tribal Council & Casino
- Picatinny Arsenal
- Rock Island Arsenal
- Fort Belvoir
- Red River Army Depot
- Fort Campbell 101st Sustainment Brigade
- US Army Quartermasters
- Maintenance Center Barstow Marine Corp
- Joint Base Pearl Harbor Hickam
- US Marines
- US Army
- Coast Guard
- University of North Carolina Keenan-Flagler Business School - LOGTECH
- The Surgeon General's Conference
- United Airlines
- Roche Labratories
- IBM
- Menards
- Ring's End Lumber
- Hingham Lumber
- Kelly-Fradet Lumber
- Shepley Wood Products
- Merck and Company Incorporated
- Mathews Brothers

Outcomes & Deliverables Achieved by Mr. Rick Grandinetti

- I. **Created an outcome where the organization's culture went from ordinary to extraordinary in service, and increased profits to double digit growth.**
- II. **Mr. Grandinetti is the leading authority in altering organizations cultures and sustaining that culture.**
- III. **Delivered expectations to create an organization which problem solves automatically, delivers efficiencies and effectiveness through the human capital (employees) without purchasing or acquiring additional machinery, equipment, adding employees or additional marketing.**
- IV. **Generated seamless transitions from generation to generation of ownership, seamless transition from retiring from government service to the private workforce / charitable and philanthropic vocation.**
- V. **Delivered a sales force that focused on service and became the number one in sales per employee in the world.**
- VI. **Mr. Grandinetti generally begins with a negative culture, then transforms the environment into one of customer excellence, where the organization dominates the market.**
- VII. **Mr. Grandinetti routinely works with organizations where he incorporates and delivers a scientific approach to raise the bar of the culture which transforms every aspect of every department, and every employee.**
- VIII. **Mr. Grandinetti has developed and worked with all branches of the Government as well as multiple private organizations to provide and implement their strategic direction.**

Client Testimonials

"Your presentation was right on the mark. People are still answering the question 'How are you?' with 'FANTASTIC!' You've given us an excellent foundation from which to start."

J.D. McCarthy

Rear Admiral SC USN
Defense Logistics Agency
Fort Belvoir, VA

"LOGTECH is a leader in education and Rick Grandinetti represents us fabulously by energizing our advanced program with cutting edge information presented in an exciting format that all participants find thought provoking and entertaining. The scores and comments attributed to Rick's presentation by the participant valuation speak for themselves"...

"The best session of the week! We need more dynamic speakers such as Rick. He should be a mandatory part of every LOGTECH."

"Zowie! Dead-On...I will use this more than anything in the course."

"Rick was a dynamic and thought provoking speaker. The value added in having him here is tremendous."

"Without a doubt our most charismatic speaker of the week. A perfect way to end a great week."

"I look forward to using much of what I learned to enhance the missions of Space Command and the Air Force."

William P. Buzzi

Director of Program Operations
University of North Carolina
Chapel Hill, NC

"During the period 1996 - 1998, Mr. Grandinetti assisted in navigating the Defense Personnel Support Center (DPSC) and its successor organization, the Defense Supply Center - Philadelphia (DSCP) through cultural changes caused by base realignment and closure requirements by tapping into and increasing the human capital needed to achieve excellence. Mr. Grandinetti facilitated and conducted ongoing training and educational courses which escalated leadership, service and management skills throughout the organization. As a result of Mr. Grandinetti's efforts, DSCP was able to increase sales from \$4.0 billion in 1998 to over \$13 billion as of today."

"In addition, Mr. Grandinetti facilitated a similar organizational culture change at the Defense Logistics Agency - Document Services Activity. Our country owes a debt of gratitude to Mr. Grandinetti for his work in improving the effectiveness of and efficiencies of our military warriors and civilian employees. I highly recommend that Mr. Grandinetti be sought out to assist an organization that desires to be highly competitive and achieve world class status."

Major General Proctor (Retired)

United States Army

“Please accept my sincerest, personal thanks for your tremendous support and appreciating of our uniformed servicemen and women, our federal civilian workforce, and the service support contractors of the Naval Surface Warfare Center Port Hueneme Division (PHD) as our keynote speaker during the Product Support Forum. You share the same passion we do for selfless service to the sailors on the front lines, and your energy and enthusiasm toward servant leadership is inspiring and insightful.

It is a sincere honor and privilege to host you, once again, to invigorate our dedicated team of professionals. According to Laurie Beth Jones - Jesus, CEO, “The principle of service is what separates true leaders from glory seekers.” In our eyes, you are a ‘true leader’! from all of us, thank you for your time and commitment to furthering a bright and bold future for this command and our Product Support community.”

D.M. Lockney

Captain SC, USN

Naval Surface Warfare Center

Port Hueneme Divison

“I am writing to let you know what an influence Rick Grandinetti has made on our company. By the time our entire team had finished this educational opportunity, you and I had been working steadily together for a year and a half. It was a large undertaking and not at all inexpensive! With that said, it was the best money I have ever invested in my company. No pieve of manufacturing equipment or benefit provided to assist my people has done more to chage our company EVER!”

“It has been seven years now since we began this journey together. I have continued to reinvest in my company and our people by educating new employees every couple of year’s. Most recently, you and I developed the ‘WOW! Customer Service’ refresher class for all our people in order to help them again understand the sales opportunities we all face every day and the impressions we leave on eachother. Understanding our ‘Point of Impact’ and dedicating ourselves to the extra 1% has created a take charge, take no prisoner, industry aggressive company, that has proven itself time and time again during a down economy.”

“I cannot thank you enough for helping Mathews Brothers become an industry leader.”

Scott L. Hawthorne

President

Mathews Brothers

Belfast, ME



MEMORANDUM

To: Mayor and Members of City Council

From: Rich Olson, City Manager
Dexter Harris, Parks and Recreation Director

Date: October 29, 2018

Subj: Pasquotank County North End Park

BACKGROUND:

On April 27, 2010, the City of Elizabeth City and Pasquotank County entered into an Interlocal Agreement combining the Elizabeth City Parks and Recreation Department and the Pasquotank County Parks and Recreation Department to form the Elizabeth City/Pasquotank County Parks and Recreation Department. This Department is to be directly managed by the City of Elizabeth City with budget development and funding by both the City and County. The County will fund 55% and the City will fund 45% of the Parks and Recreation Department's annual budget. All existing City and County equipment, fixed assets and vehicles owned on the initial date of the agreement, July 1, 2010, remain property of the respective owner. All real property remains in the ownership of the entity that made the original acquisition. The owner of the property finances any capital improvements to said owned properties. The City and County develop a Joint Capital Improvements Plan for the development, construction and funding of any new facilities. The City and County jointly developed South Park and River Road Soccer Complex.

By the terms of the agreement, the City and County created a Parks and Recreation Advisory Board. Membership of the Board consists of one County Commissioner, one City Councilor, two County citizens, two City citizens and one joint City or County Resident to be appointed by both City and County that will alternate.

The Agreement became effective on July 1, 2010; it has been renewed twice and currently runs through Fiscal Year 2020. Either party may terminate the Agreement upon giving a twelve months' written notice to the other party of its intention to terminate.

During the May 9 and June 14, 2018 Recreation Advisory Board (RAB) meetings, citizens from the northern end of the County attended, expressing their concerns about a need for a park on the northern end of the County.

ANALYSIS

Pasquotank County citizens expressed a want for a walking trail, pavilion, multipurpose field, playground, picnic tables, horseshoe pits, and grilling stations. There is also interest in having water access. This park would be a positive asset for the citizens and the County. Survey results indicate that citizens want the park to be accessible, visible, convenient, and be a relaxing space that brings the entire community together. Although the ideas for park amenities and appearance are representative of what the citizens would like, a location must be identified. The land would be a County asset and County funded. Though design parameters have not been determined, the cost of improvements would run from an estimated \$300,000.00 to \$500,000.00. Below are estimated costs for a number of improvements:

- | | |
|--------------------------------------|-----------|
| • Land Acquisition | TBD |
| • Pavilion and Restroom | \$125,000 |
| • Tot Lot | \$ 50,000 |
| • Unimproved Parking | \$ 25,000 |
| • Multipurpose Field with Irrigation | \$ 50,000 |
| • Walking Trail | \$ 50,000 |

Grant monies are possible funding sources. Two relatively reliable funding sources are Parks and Recreation Trust Fund (PARTF) Grant Program and the Coastal Area Management Act (CAMA) Grant Program. Elizabeth City Grant Management Specialist Dawn Harris is available to write the grants on behalf of the County. Once the land has been acquired, a park planning consultant should be hired to present best layout and development options. The consultant will recommend the best for the overall design of the proposed park based upon the chosen plot of land and selected amenities. Once the park has been designed and installed, parks and recreation staff would become responsible for the day-to-day maintenance and upkeep of the park. The approximate timeline for completion of this project would depend – maybe a year, to year and a half following the land acquisition.

STAFF RECOMMENDATION

This item is presented for discussion.



MEMORANDUM

To: Mayor and City Councilors

From: Rich Olson, City Manager
Angela Cole, Assistant City Manager

Date: October 29, 2018

Re: (Former) Elizabeth City Middle School Gymnasium

BACKGROUND

The (former) Elizabeth City Middle School gymnasium has been a pillar within the Elizabeth Street corridor for decades. An asset of Pasquotank County, the quarter-mile length site was developed in 1902 as the Elizabeth City High School. After a structural fire consumed the original structure in circa 1908, a second larger school building was constructed in 1923. As schools began to integrate in the 1950s and 60s, and school programming expanded, the school board authorized the addition of the Elizabeth City Middle School Annex. All three buildings – the former two story school, the gymnasium and the annex – still stand. The rear of the property (accessed along Pearl Street) is vacant, having been cleared and leveled during the North Carolina Department of Transportation (NCDOT) construction of the Elizabeth Street / Pasquotank River Bridge Project.

For several years Pasquotank County officials have discussed the challenges and opportunities of demolishing the annex structure. Although sections of the school building and gymnasium have been refurbished and repurposed, the annex building has not been subject to redevelopment, rehabilitation or reuse. (The most recent use of the space was by the Fraternal Order of Police during their annual October Fright Night series.) The annex is damaged structurally and subject to flooding during heavy rain events. This property was damaged by Hurricane Matthew and the County has received payment from FEMA to remove the annex. Staff estimates the cost for demolition will be \$150,000.00. Razing the annex structure will expose the unfinished south elevation of the gymnasium. Façade improvements must be completed along the gymnasium's front elevation. In 2017, the County approved several repairs to the gymnasium, including

new flooring in the basketball area, renovation of one set of restrooms, and refurbishment of the concessions area.

ANALYSIS

Currently, the gymnasium is used for a variety of programs, including wrestling matches, dances, and basketball tournaments. The Elizabeth City-Pasquotank County Parks and Recreation Department uses the facility for youth volleyball practices, games and summer camps. Completing the renovation of the gymnasium would create additional space for recreation programming, tournaments and sports competition. Making use of the gymnasium will allow staff to build a stronger more vibrant program, to feature indoor activities such as aerobic exercises and competitive dodgeball, soccer, pickle ball and floor hockey.

Another possibility for the gymnasium and surrounding grounds is its use as a community center / rental facility. When not being used by the department, Police Athletic League or the Boys & Girls Club, the facility could be rented by other groups or entities to host meeting, reunions, dances, and other special events. Upgrading the facility locker and restrooms for ADA compliance, parking lot resurfacing and lighting, and landscaping the grounds would make the facility more attractive to the community.

The cost to complete the interior to the gymnasium has not been estimated. Although the City has budgeted \$75,000.00 in the Fiscal Year 2018-2019 Budget to contribute towards the façade improvement project; the County budget allocation has not been indicated for the façade project. However, the County will need to hire an Architectural Firm to design the façade on the building.

The services offered will be managed and operated by the City. Also in keeping with the agreement, the departmental budget, including personnel and facilities maintenance, will be set by the City in consultation with the County; cost sharing will be at a funding ratio of 45% (Elizabeth City) and 55% (Pasquotank County).

STAFF RECOMMENDATION:

The City would like to incorporate the facility into the Parks & Recreation asset. It is the City's understanding that there may be a contract with the Police Athletic League (PAL) for use of the gym, which may need to be addressed.



MEMORANDUM

To: Mayor and City Councilors

From: Rich Olson, City Manager
Angela Cole, Assistant City Manager

Date: October 29, 2018

Re: Construction of a Stand-Alone Senior Center

BACKGROUND

In 1990, the City and County decided to build the existing Senior Center located at Knobbs Creek. On February 27, 1991, an Interlocal Agreement was executed between the City and the County outlining each entity's responsibility. The agreement states that the City and the County equally share in the cost of operating the center. The 4,400-square foot center offers craft rooms, an exercise room and activity rooms. Current programming includes instruction and social activities such as arts and crafts classes, computer how-to seminars, tax preparation consultations, billiards, card groups, book club, senior choir, and shuffleboard. Daily exercise programs are also offered and well attended. The center has five instructors that provide classes a variety of physical activity, including Silver Sneakers, aerobics, tai-chi, yoga, line dancing and basic strengthening and toning. The center exercise room also follows this same concept of "low-impact", complete with Nu-step machines, treadmills, water rowers and stationary bikes.

The facility is almost 30 years old and can no longer meet the needs of our senior population. The space is well used and classes are heavily attended. According to our "myseniorcenter" attendance / check-in program, during the period from January 1, 2018 to September 30, 2018, the center averages 74 seniors per day. The following table reflects the weekly and monthly averages:

Day of the Week	Visitor Average
Monday	67.1
Tuesday	84.6
Wednesday	79.7
Thursday	81.4
Friday	58.4

The center is closed on Saturday and Sunday.

Month	Visitor Average
January	62.1
February	86.9
March	86.1
April	76.4
May	77.6
June	71.3
July	63.4
August	71.5
September	72.8

The center was designed to hold about three-quarters of the capacity it currently received. During high-attendance events, such as the Senior Games, we are often at or exceeding facility capacity. In order to accommodate the center's popularity among Pasquotank County seniors and seniors from our region, programs and activities are often relocated to other department venues.

ANALYSIS

The Senior Center facility matters because it is a place where seniors can share stories, make friends, engage in fun activities, and eat a nutritious meal. Like many centers, the Elizabeth City-Pasquotank Senior Center has a sense of community and happiness. For seniors, "this is a home away from home," where we make lasting friendships. Senior centers give people a safe place to gather, have fun, socialize, share a meal, plan trips, plan time together away from the senior center, learn about senior health and financial and other issues that concern them like nutrition, and to be young again.

There are approximately 7,724 seniors living in Pasquotank County according to the 2010 census. The U.S. Census reported a 21% increase of seniors in the county in 2016

so the senior population grew by 1,622 persons in six years. The senior population, defined as >60 years old, has increased and with the baby boom generation currently reaching that age range, it is expected to increase by 87% over the next 23 years based on Federal and State census projections. Comparatively, the total county population shrank by a few hundred from 40,661 to 39,909 between the 2010 census and the 2016 estimate, while the senior population expanded.

The demand for services and programs has outstripped the building's capacity. The design of the current building limits the department's ability to offer programs requested by existing seniors let alone expand programs to reach additional users. Seniors are being turned away from popular programs due to space restrictions. There is a lack of private meeting space for consultations and clinics. These problems are getting steadily worse as the senior population grows.

The configuration of the existing center is problematic. The program space at the Senior Center consists of one large lounge room and a kitchen facility. There are 7 multipurpose rooms; three of these are obligated for specific purpose (i.e. coordinator's office, billiards, and exercise equipment). This layout makes scheduling multiple activities difficult and requires frequent reconfiguration of the space between programs. Similarly, the lack of privacy arises during wellness and tax preparation clinics. The location of staff offices create a problem as well. The administrative space is located within the main activity areas of the facility. While this supports visibility for staff (to see clients as they move about the facility), the proximity creates a disruptive work environment for staff during sensitive and/or private conversations with visitors and when trying to complete basic daily work tasks.

The senior center needs to be larger. Staff recommends a center having a minimum of 20,000 square feet. The use of the facility has increased regularly due to the steady growth of Pasquotank's senior population, greater need for assistance and increased interest in programs offered. The building was not well designed for its current purpose. The layout is poor, the staff are badly positioned within the center and the parking layout affected by playground, recreation center and grounds maintenance traffic, is inadequate. There is a need for staff to provide private consultation for taxes, personal issues, health insurance counseling and wellness clinics. There is extremely limited space for seniors to congregate before or after programs. These issues will only be exacerbated by the continued growth of the senior population in the county.

While adding on to the existing structure would be the most cost efficient, the current location does not have the land area to accommodate an addition. By staff's assessment, a stand-alone center would be the best option. Staff has toured several facilities to get ideas about layouts and configuration. ADA rule compliance must be considered and adhered to.

Facility expansion also will allow the addition of programs and activities. In other locations, we have programming such as genealogy research, computer lab, ceramics, cooking classes, a community pavilion, garden plots and commercial grade cafeteria dining and areas (which could also have the possibility to serve as a senior congregate nutrition site to provide meals) are featured. Room space, an exercise area, kitchen, administrative offices, parking, a medical clinic, multipurpose usage space, a library,

computer room, commercial grade cafeteria, craft rooms, gaming rooms, and social gathering space should be considered as well.

Future programming could include health fairs, rental opportunities, more health classes and community involvement. This would bring in not only new participants, but also possible permanent senior residents to Elizabeth City, positively boosting our official title of a "retirement community" and economic growth.

STAFF RECOMMENDATION:

The cost to build a new Senior Center is dependent on the method utilized to acquire it. A brand new stand-alone Senior Center will cost about \$5,000,000 to \$6,000,000 to build. An adaptive reuse of an existing building would cost \$1,000,000 to \$2,000,000, depending on the size and the extent of the remodel. Is it, the desire of the respective governing bodies to actively pursue a new facility?



MEMORANDUM

To: Mayor and Members of City Council
From: Rich Olson, City Manager
Date: October 16, 2018
Subj: Homelessness Data / Shelter Information / Update

One of the problems facing most communities today is how to address homelessness. Due to the nature of the issue, trying to determine the extent of the problem can be difficult. It is estimated that there are 8962 homeless individuals in North Carolina. The homeless population is predominantly found in urban areas such as Charlotte, Raleigh, and Piedmont area. Information on homelessness in Pasquotank County is hard to determine. Periodically, Pasquotank County conducts a Point-in-time Count. Below is a table which reflects the most correct information we have:

CATEGORY	2009	2010	2011	2012	2013	2014	2015
Homeless Families with Children							
<i>Total Household</i>	9	15	10	7	6	3	4
<i>Number children</i>	17	16	19	12	11	5	11
<i>Total number persons</i>	26	33	29	19	17	8	15
Homeless adults w/o Children							
<i>Total Households</i>	12	17	14	17	18	31	11
<i>Total number persons</i>	12	18	14	17	30	31	10
Subpopulations							
<i>Chronically homeless</i>	n/a	9	0	0	4	2	0
<i>Veteran</i>	n/a	0	1	1	5	2	1
Total Homeless People	38	51	42	36	47	39	26

Based on the most current data (2015) the number of homeless individuals in the County is 26. This number has decreased by half since its peak in 2010 of 51. Any data on the homeless is inconclusive and hard to validate. The City of Elizabeth City has identified through the Police Department (X) homeless individuals. These Individuals suffer from mental health issues and have been incarcerated on several occasions. The SOULs feeding program was developed to assist with feeding the homeless. However, most of the participants of the SOULs program are the working poor who have homes and are utility

customers of the City. In order to address homelessness, the City of Elizabeth City opened a homeless shelter located at 709 Herrington Road. This Shelter was limited to seven (7) homeless individuals and a resident manager. The shelter remained full while in operation. It should be noted that the residents of the shelter were from Maryland and Virginia.

Due to building related issues, the City closed the shelter in August 2018. The City Council has requested City staff to identify another location for the shelter. The City has identified the former Pasquotank County Health Department located at the corner of Harney and Cedar Street. The building consists of 10,923 sq. feet. Over the years, the building has been modified to meet the needs of our community. The original structure was built in 1960 and consisted of the west side of the existing building. The second section was added to the original structure in the 1970's and lastly, a third section was added by tying into the structure a double wide modular building. The building has been vacant for three years and housed the home health division of the Health Department. The existing building has a strong structure but is in need of major cosmetic improvements. In my opinion the building layout is very segmented and not suited for commercial use; however, it could be utilized as a homeless shelter. The building does not have a set of building plans, although there is a set of fire escape plans, they are not up to scale (see attached). Contingent on the building configuration, there should be no problem in creating up to eight bedrooms and a suite for the resident manager. At almost 11,000 sq. foot, this building is too large to only be used for a homeless shelter. There is a possibility that the SOUL's feeding program could be relocated to this location. Staff has not placed a dollar amount on the cost to meet the needs of a homeless shelter. However, staff estimates the cost to modify this building would be \$100,000. The structure needs the following:

- Kitchen
- Showers
- New floor treatments
- Painting
- HAVC work
- Mild remediation
- Extensive demo work
- Washer and dryer

Staff believes the building has potential. Staff envisions this agreement to consist of the County leasing the building to the City for a period of 10 years at \$1.00 per year. In addition, the City would request that the County consider a one-time payment to assist with the cost of the remodeling the facility. The City would cover all operating expenses going forward.