DATE: June 28, 2005

SUBJECT: Approval of the Deed of Lease, between The County Board of Arlington County, Virginia and Arlington Community Action Program, Inc. on the County’s real property at 1801 N. George Mason Drive, Arlington, VA.

C. M. RECOMMENDATIONS:

   Defer consideration of the proposed lease to the September 17, 2005 County Board Meeting.

ISSUE: None.

SUMMARY: By the County Board approving the Deed of Lease (“Lease”) and after the Lease has been properly executed, the Arlington Community Action Program, Inc. ("ACAP") may occupy 1801 N. George Mason Drive (“Building”), consisting of approximately 26,180 square feet portion on the first (1st) and second (2nd) floors of the Building, together with the use of the playground area and certain surrounding land and improvements beginning on October 1, 2005. The space in the Building, land and improvements are collectively referred to therein as the “Premises”. Deferral is recommended to allow staff and ACAP more time to address and resolve outstanding issues.

BACKGROUND: Staff is finalizing the Lease to allow ACAP to move ACAP programs, the Head Start Program, which provides education to children during the school day, out of leased space at First Baptist Church of Ballston, 1031 N. Vermont St., Arlington, VA and Walter Reed School, 1644 N. McKinley Rd., Arlington, VA, and into the Premises.

DISCUSSION: The Lease is being structured to provide a commercially viable agreement to protect the County’s rights and needs as a local government. The terms and conditions are under negotiation. ACAP has agreed with this deferral report.

CONCLUSION: It is recommended that the County Board defer consideration of the proposed Lease.

County Manager: ____________
County Attorney: ____________
Staff: John Cox, DHS and Linda DePersis/Abigail Sessler, DES, Real Estate Section
1801 N. George Mason Drive