



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 22-1465      **Version:** 1

**Type:** Consent      **Status:** Agenda Ready

**File created:** 9/1/2022      **In control:** Baldwin County Commission Regular

**On agenda:** 9/20/2022      **Final action:**

**Title:** Lease Agreement with Prodissee Pantry for Baldwin Regional Area Transit System (BRATS) Spanish Fort Hub

**Indexes:**

**Attachments:** 1. Prodissee Pantry - BRATS Lease Agreement

Date	Ver.	Action By	Action	Result
9/20/2022	1	Baldwin County Commission Regular		

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 9/20/2022

**Item Status:** New

**From:** Ann Simpson, Director of Transportation, BRATS

**Submitted by:** Ann Simpson, Director of Transportation, BRATS

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### **ITEM TITLE**

Lease Agreement with Prodissee Pantry for Baldwin Regional Area Transit System (BRATS) Spanish Fort Hub

### **STAFF RECOMMENDATION**

Take the following actions:

- 1) Approve a Lease Agreement between Baldwin County Commission and Prodissee Pantry for six (6) parking spaces for 3-5 transit vehicles and a small, secure work space located at 9315 Spanish Fort Boulevard, Spanish Fort, Alabama to be utilized as a Baldwin Regional Area Transit System (BRATS) Transit Hub; and
- 2) Authorize the Chairman to execute the Lease Agreement.

The term of the lease shall commence upon execution and shall terminate upon the expiration of three (3) years. The monthly lease amount shall be \$650.00 inclusive of utilities and maintenance.

### **BACKGROUND INFORMATION**

**Background:** From 2015 to 2019, several locations were considered for a BRATS Hub in the Daphne / Spanish Fort area including the Scenic Overlook in Spanish Fort, the Spanish Fort Shopping Center, and the Jubilee Square Shopping Center. All these potential locations would have required a significant capital investment.

With the change to the BRATS service model to an on-demand, micro-transit service, it is no longer

necessary for the hub to be located in a high traffic area as was previously considered. However, as ridership continues to increase there remains a growing need for a hub in the Spanish Fort / Stapleton area. Due to the travel time and distance from the Fairhope, Robertsedale, or Bay Minette hubs, BRATS is limited to the service it can provide in the Spanish Fort / Stapleton area especially during the peak first and last hours of service. Having a small satellite hub in this area will allow drivers to clock-in / out, store paperwork, vehicle cleaning supplies, mobile devices, and buses during non-service hours and will allow BRATS to provide more efficient service to these areas.

Due to the long-standing relationship Prodissee Pantry and BRATS enjoy, Prodissee Pantry has offered to lease to BCC / BRATS a small office space and parking area for 3-5 buses. The parking area is monitored by surveillance equipment and the office area is secure with limited access, and an exterior door. The monthly lease amount is \$650.00 and is inclusive of utilities, maintenance, and insurance.

**Previous Commission action/date:** N/A

### **FINANCIAL IMPACT**

**Total cost of recommendation:** \$7,800.00 annual lease with 80% reimbursed by grant funds resulting in \$1,560.00 annual local match.

**Budget line item(s) to be used:** 143.51930.52210

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**  
N/A

### **LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
N/A

**Reviewed/approved by:** Finley B. Reeves, Stone Crosby, P.C. July 14, 2022

**Additional comments:** N/A

### **ADVERTISING REQUIREMENTS**

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**Is advertising required for this recommendation?** N/A

**If the proof of publication affidavit is not attached, list the reason:** N/A

### **FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Administration Staff

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Administration Staff to:

1. Mail transmittal letter and 3 original lease agreement documents (one for BCC, one for Prodissee Pantry, and one for ALDOT) for signature to:

Prodissee Pantry

Ms. Deann Servos, Director

9315 Spanish Fort Boulevard

Spanish Fort, Alabama 36527

Copy via e-mail to: [ann.simpson@baldwincountyal.gov](mailto:ann.simpson@baldwincountyal.gov)

2. Upon receipt of 3 signed lease agreement documents from Prodissee Pantry, obtain signature of Baldwin County Commission Chairman.

3. After obtaining signatures from Prodissee Pantry and Baldwin County Commission, please forward the three (3) originals to Alabama Department of Transportation to the following address:

Alabama Department of Transportation

Local Transportation Bureau, Transit Section

ATTN: Mr. Bradley Lindsey, P.E. Local Transportation Bureau Chief

1409 Coliseum Boulevard

Montgomery, Alabama 36110

Copy via e-mail to: Chandra Middleton, Southern Manager, Office of Public Transportation, at [middletonc@dot.state.al.us](mailto:middletonc@dot.state.al.us)

4. Upon receipt of two (2) fully executed originals from ALDOT, mail one (1) fully executed original to:

Prodissee Pantry

Ms. Deann Servos, Director

9315 Spanish Fort Boulevard

Spanish Fort, Alabama 36527

**Additional instructions/notes:** N/A