

"The Art Center" watercolor by Martha dePoo

# Key West Art Center

301 Front Street  
Key West, Florida 33040

305-294-1241  
info@keywestartcenter.com  
www.keywestartcenter.com

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*Key West's oldest art gallery ☆ established 1960 ☆ original artwork by local artists*

June 3, 2016

To: Key West City Commission  
Re; Key West Art Center lease renewal

Dear Mayor and City Commissioners,

The Key West Art Center is a 501 (C) (3) non-profit organization. With this letter, the Art Center requests renewal of its lease, held continuously since 1960, for an additional ten years.

The KWAC was the first art gallery in Key West and is located in the small wood frame, historical building at 301 Front Street. The structure was used in the 1930's as part of the WPA art program under President Roosevelt. After the WPA program, the building was left vacant, listing badly and condemned by the City. In 1960, a group of KWAC members convinced the City Commission to lease the building to them in exchange for restoration plus in-kind consideration for minimal rent. The organization has carefully maintained this historic building throughout the years and continues to do so. The purpose of the KWAC is the same now as it was then; a community art center with a mission to promote the appreciation of visual art and to support, encourage, and showcase work of local artists. The lease agreement has been in effect since 1960, with some modest change in the rental charge.

The art center has introduced the work of some of Key West's most talented artists since its inception in 1937. Exhibiting members are residents of Monroe County who show their work in the gallery year round. The public is invited to join our associate membership, - open to all in the community who wish to participate in the art center's activities and support the arts.

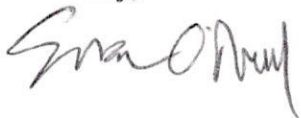
The following is a list of our programs, events, and service which benefit the community;

- Scholarship- Annual arts scholarship given to a Monroe County high school senior showing dedication and ability in the arts to continue their higher education in art or art education.
- Monthly art lectures and demonstrations. Classes and workshops by noted artists.
- Old Island Days Art Show and Craft Show - The largest and most prestigious art fairs in the Florida Keys, sponsored and produced by the Key West Art Center, - features two winter weekends of exceptional artwork in Old Town Key West, an annual draw for locals, winter residents, and tourists.

- Plein Air Event – Annual event which is open to all plein air artists - local and non-local, professional and amateur artists. A growing event which culminates with a community art show and reception – one of our largest events of the year.
- This year we plan to introduce a new program that will match Art Center members with Monroe County high school art students. This one-on-one instruction will encourage a new generation of local artists. In the spring the Art Center will host a mentor/mentee art exhibit and reception.
- Community Plein Air picnics at the beach. The public is invited to paint, sketch and picnic with us at Fort Zachary Taylor Beach.
- Keepers of History - A long history of bringing art to the Florida Keys. The Art Center has preserved records and photos of the history of art in Key West as well as paintings of the original artists who came to Key West under the WPA program. The KWAC was recently added to the Historic Marker Project. (See attached)
- An ongoing dedication to create new programs to encourage public participation and appreciation for the arts.

As you can see, The Key West Art Center promotes art in many ways for the benefit of the community of Key West. Please consider the Art Center to be the partner and asset that it has been for over 50 years to the City of Key West. I kindly ask you to extend our lease for another ten years so that we can continue to exist and serve our community.

Sincerely,



Susan O'Neill  
President KWAC



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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January 11, 2017

Ms. Jane Grannis  
Key West Art Center  
301 Front Street  
Key West, FL-fl.gov 33040

RE: Lease Renewal for the Key West Art Center, 301 Front Street

Dear Jane:

Pursuant to City Ordinance Section 2-941 (b) the City may enter into renewal negotiations with an existing tenant for a new lease if the tenant desires a renewal one year prior to the expiration of the current term. We received your request for a renewal prior to the lease expiration and as with all city leases we scheduled a property inspection to ascertain the condition of the physical asset. Now that the inspection is complete and the maintenance or repair requirements have been identified we will be able to complete the lease renewal process and present the lease renewal to the City Commission for approval.

Should you need any additional information in regard to the lease renewal please don't hesitate to contact me at 305-809-3794 or [mwilbarger@cityofkeywest-fl.gov](mailto:mwilbarger@cityofkeywest-fl.gov)

Sincerely,

Marilyn D. Wilbarger, RPA, CCIM  
Senior Property Manager  
City of Key West

**Key West Art Center 310 Front St. Key West, FL. 33040**

Marilyn D. Wilbarger, RPA, CCIM  
Senior Property Manager  
City of Key West  
PO Box 1409  
Key West, FL 33041

RE: Lease Renewal for the Key West Art Center, 301 Front Street

Dear Marilyn,

The Key West Art Center is in the process of drawing up an action plan that will address the maintenance and repair issues that have been identified by the city building inspector. The following is our proposed schedule for addressing these repairs.

In the first year of the lease we will address the electrical concerns, repair and/or replace the rear corner post and surrounding siding, repair the shutters, replace the rear door, repair the window mullions, caulk the attic siding and repair and paint the exterior siding where needed.

The larger repair issues are the replacement of the roof, repair and/or replace gutters, and repair the second story balcony. We hope to be able to complete these repairs by the end of the 3<sup>rd</sup> year of our lease. We are applying to the Old Island Restoration Fund for a grant to help fund the replacement of the roof. We are in the process of researching other grants to help us finance these repairs.

Sincerely,



Jane Grannis  
Board President  
Key West Art Center