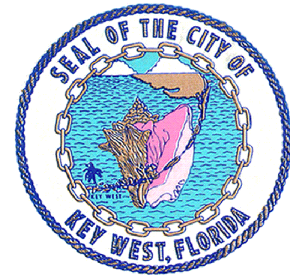


Executive Summary



TO: Key West Bight Management District Board
Community Redevelopment Agency

CC: Doug Bradshaw, Bogdan Vitas

FR: Marilyn Wilbarger, RPA, CCIM

DT: May 2, 2014

RE: Lease Renewal for the Turtle Cannery Building

ACTION STATEMENT

This is a request to consider a lease renewal with the Mel Fisher Maritime Museum for the continued operation of a public education exhibit in the Turtle Cannery building.

HISTORY

This first lease was approved on May 20, 2009 and the Museum has been in operation since that time. This building was re-constructed with a historic preservation grant with a maritime museum as the intended use. The lease renewal is proposed on all of the same terms and conditions as follows:

Demised Premises: 1076 square feet located on the dock in Key West Bight

Use: Public education exhibitions representative of the history of the building, turtle industry, and historic seaport coupled with evening public programming such as lectures, events, and as a meeting place for the Historical Maritime Society

Term: Five years

Rent: \$1.00 per year plus Tenant shall pay its pro-rata share of CAM, taxes, and insurance.

Utilities: Tenant shall pay for all utility usage

Insurance: Tenant to provide general liability and contents coverage

Security Deposit: Waived

FINANCIAL STATEMENT: The Mel Fisher Museum has agreed to pay their proportionate share of the common area costs for tax, insurance and maintenance. They

will be marketing the museum with TDC funding which will continue to attract visitors to the Bight and hope to increase local participation through their additional educational programming. The lease permits a small retail area for the sale of museum mementos to offset operating costs, and will allow the tenant to seek approval of a small admission fee to offset operating costs as well.

RECOMMENDATION:

The quality, professionalism and accreditation of the Mel Fisher Museum, coupled with their utilization, is an excellent use of the space. Staff believes that this use, coupled with the adjacent Fort Jefferson Museum, will continue to bring renewed interest in maritime history and further the goal of retaining and promoting the authentic history of Key West.

ATTACHMENTS:

First Amendment to the Lease
Lease