



THE CITY OF KEY WEST

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MEMORANDUM

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager
Sarah Spurlock, Assistant City Manager
Greg Veliz, Assistant City Manager

FROM: Carolyn Sheldon, Senior Grants Administrator

DATE: November 3, 2014

RE: **Approval and authorization for City Staff and the City's grant writers to assist Key West Players, Inc. (Waterfront Playhouse) with an application for the current grant cycle or in future grant cycles, if unsuccessful, for a Special Category Grant from the Florida Division of Historical Resources for the structural stabilization of the Waterfront Playhouse including the execution of application documents in substantial conformity to the attached Agreement to Execute Restrictive Covenants or Preservation Agreement and Owner Concurrence forms.**

ACTION STATEMENT:

This resolution will approve and authorize City Staff and the City's grant writers to assist Key West Players, Inc. (Waterfront Playhouse) with the attached application for the current grant cycle or in future grant cycles, if unsuccessful, for a Special Category Grant from the Florida Division of Historical Resources for the structural stabilization of the Waterfront Playhouse including the execution of application documents in substantial conformity to the attached Agreement to Execute Restrictive Covenants or Preservation Agreement and Owner Concurrence forms.

BACKGROUND:

Key West Players, Inc. (Waterfront Playhouse) applied for a historical resources grant that will help fund a Historic Structures Report (HSR). The HSR will serve as the basis for, and guide, the work that is needed to stabilize the structure of the Waterfront Playhouse.

Built circa 1889 as a waterfront warehouse, it anchors Mallory Square and has been the home of the Waterfront Playhouse for the last 50 years. Constructed

Key to the Caribbean – Average yearly temperature 77° F.

of rough coral stone rubble, a lime mortar with plaster on exterior and interior walls, and a timber framed roof, the building represents an important part of Key West's development as an important seaport. Throughout the years the building was altered to accommodate the theater. Air conditioning and electricity were added. Other improvements include: a new lobby and ADA compliance (with Tourist Development Council funding), new stage, new lighting, new roof and new electrical. However, the building has had minimal maintenance related to the structure itself. Interior and exterior wall surfaces are deteriorating and some areas of the walls are showing signs of structural failures.

PURPOSE AND JUSTIFICATION:

Key West Players, Inc. (Waterfront Playhouse) is the applicant for this grant. As the owner of the property, the City of Key West must complete two forms. One form, in particular, requires careful consideration. It is an Agreement to Execute Restrictive Covenants or Preservation Agreement indicating the City's agreement to execute a ten (10) year Restrictive Covenant or Preservation Agreement should a grant award be made. The City would be committing to maintenance of the property in accordance with good preservation practice and the applicable standards and guidelines of the Secretary of the Interior for a period of ten years. Further, it is agreed that the City will not make any modifications to the property during the term of the Restrictive Covenant or Preservation Agreement (other than routine repairs and maintenance) without review of the plans and specifications by the Division of Historical Resources.

OPTIONS / ADVANTAGES / DISADVANTAGES:

1. The City Commission can approve and authorize City Staff and the City's grant writers to assist Key West Players, Inc. (Waterfront Playhouse) with the attached application for the current grant cycle or in future grant cycles, if unsuccessful, for a Special Category Grant from the Florida Division of Historical Resources for the structural stabilization of the Waterfront Playhouse including the execution of application documents in substantial conformity to the attached Agreement to Execute Restrictive Covenants or Preservation Agreement and Owner Concurrence forms. This allows the Waterfront Playhouse to be considered for historical resources funding.
2. The City Commission can reject the approval and authorization of City Staff and the City's grant writers to assist Key West Players, Inc. (Waterfront Playhouse) with the attached application. Without the City's assistance, the Waterfront Playhouse application will be incomplete and ineligible for funding from this grant.

FINANCIAL IMPACT:

The Key West Players, Inc. (Waterfront Playhouse) is not asking for any City funds. The City is being asked to complete forms for the grant application that are required from the City as the property owner. In the event a grant award is made, a 10 year Restrictive Covenant would be required from the City.

RECOMMENDATION:

Staff recommends that the City Commission select Option 1, approve and authorize City Staff and the City's grant writers to assist Key West Players, Inc. (Waterfront Playhouse) with applying for a Special Category Grant from the Florida Division of Historical Resources.