



MEMORANDUM

Date: August 8, 2024

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA)

Via: Todd Stoughton, Interim City Manager

From: Gary Moreira, Senior Property Manager

Subject: **24-6036 First Amendment to Lease for the Mel Fisher Maritime Museum – Lease Term Extension**

Introduction

This is a request for CRA to renew the lease between the CRA and the Mel Fisher Maritime Museum for the continued operation of a public education exhibit in the Turtle Cannery building.

Background

The Turtle Cannery building at the Historic Seaport had been reconstructed with a historic preservation grant with maritime history museum as the intended use. The space was leased to the current tenant, the Mel Fisher Maritime Heritage Society operating as a 501(c)3 non-profit as the Turtle Museum. They have been tenants since the original lease was approved in September of 2009 under Resolution 09-147. The tenant maintains a permanent exhibition of the turtle industry and rotating exhibitions focused on the history of the Bight.

At its meeting on June 12, 2024 the Key West Bight Management District Board via resolution KWBB 24-15 approved renewal of the lease but also voted to modify the proposed lease amendment to waive the collection of Common Area Maintenance charges, (CAM), during the renewal term. It was discussed among the board members that another non-profit tenant at the Bight was not required to pay CAM. Citing fairness, the board voted to waive CAM for the tenant. Historically the Mel Fisher Museum has always paid their share of Common Area Maintenance charges under two previous renewal terms and under the current lease.

Procurement

Premises: 1,076 square feet located on the dock in the 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 a meeting place for the Historical Maritime Society.

Term: Five years

Rent: \$1.00 per year. CAM and other triple net charges are waived.

Utilities: Tenant shall pay for all utility usage

Recommendation

Staff recommends extending the lease but does not recommend the waiver of CAM as proposed. While Reef Relief has not been required to pay CAM as pointed out by the board, it is the policy of staff to charge every new and renewing tenant going forward, their share of actual recoverable maintenance costs as each lease contract requires. The museum's current share is approximately \$570.00/month which will result in a minimum shortfall to the Bight of \$34,200.00 over the term of this lease renewal. Over their 15-year tenancy at the Bight, the Mel Fisher Museum has always been obligated to pay their share of Common Area Maintenance charges.

Attachments:

Lease Amendment