




MEMORANDUM

Date: December 14, 2023

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Via: Albert P. Childress 
City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Yankee Freedom III, LLC First Amendment to Lease**

Introduction

This is a request to approve an amendment to the Upland Lease for Yankee Freedom III, LLC allowing parking of an enclosed utility trailer on the ground floor of the ferry terminal for storage of kayaks and camping gear.

Background

With the renewal of the 2023 service agreement between Yankee Freedom III and the National Parks Service, the Yankee Freedom operation is now required to provide kayaks and camping gear to visitors of the Dry Tortugas on site, that request these amenities. Yankee Freedom has had to purchase an enclosed, secure utility trailer to store their kayaks and equipment and has requested use of one parking space that is adjacent to their existing storage closet. During a meeting of the Key West Bight Management District Board on November 12, 2023 resolution #KWBB 23-20 was passed by the board recommending the CRA approve and execute the First Amendment to Lease.

Procurement

Demised Premises: As per Exhibit A1, one ground floor parking space adjacent to existing storage closet.

Use: Parking for utility trailer.

Term: To coincide with the existing Upland Lease term.

Rent: \$625.00 per month, (\$7,500.00 Annually), plus sales tax.
Increases: Annual CPI increases in base rent per the current lease.
Additional Rent: Tenant shall pay its pro-rata share of CAM, tax, and insurance.

Recommendation

Staff recommends CRA approval and execution of the lease amendment providing Yankee Freedom III one ground level parking space for trailer parking.

Attachments:
First Amendment to lease
Exhibit A1
Exhibit B