

# EXECUTIVE SUMMARY



**TO:** City Commission

**FR:** Michael Henriquez Jr

**DT:** October 19, 2021

**RE:** Boys and Girls Club Lease Renewal at Bayview Park

---

## **ACTION STATEMENT:**

This is a request to enter into a lease renewal with the Boys and Girls Clubs of the Keys Area for the occupancy of a portion of the city owned recreation building at Bayview Park.

## **BACKGROUND:**

The City previously entered into a lease agreement for this use at this location in support of the city's parks and recreation plan. Renewal terms have been negotiated which mirror the prior lease. Paragraphs which referred to improvements by the Tenant have been removed as the Tenant has already completed those improvements. Repairs to the building structure and public lavatories have been completed. This is a public purpose lease with below-market rent, pursuant to Section 2-941(c) of the Code of Ordinances, for the non-profit Boys and Girls Club, a service agency which provides childcare and recreational activities within the community. For the city to lease property below market rate in any circumstance, a public benefit must be shown on the record, and the lease must be approved by a supermajority vote of the city commission. The terms of the lease renewal are:

- PREMISES:** The area referred to as "C.B.S. Recreation Building" as shown on Exhibit "A" of the lease.
- TERM:** Ten (10) years with a ninety (90) day cancellation provision
- USE:** Continuous operation of the Tenant's after school, summer and holiday programs and special events.
- RENT:** \$1.00 per year
- EXPENSES:** The Tenant will pay for operating costs including all utilities, repairs and maintenance, replacements and renovations necessary to keep the premises in good repair and condition.
- IMPROVEMENTS:** The Tenant and City of Key West have completed the necessary renovations to the building structure and lavatories.
- FINANCIAL:** This agreement transfers the costs of utilities, maintenance and repairs to the tenant eliminating City expenses going forward.
- RECOMMENDATION:** Staff recommends the continued support of the programs provided by the Boys and Girls Clubs through utilization of the city owned recreation building at Bayview Park.