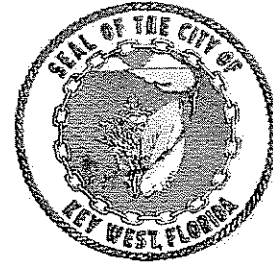


# EXECUTIVE SUMMARY



**TO:** City Commission

**FR:** Jim Scholl

**DT:** August 18, 2011

**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. The lease is currently expired and a renewal has been contemplated to coincide with the opening of the new public restroom facilities. Removal of the public use of the recreation structure will allow the Boys and Girls Club to expand into the breezeway area and to control the use and access to the lavatories in the building to their program participants. The terms of the lease are:

**PREMISES:** As shown on Exhibit "A" of the lease and includes the current activity area in addition to the breezeway and lavatories

**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 agrees to renovate the lavatories within 18 months of the commencement of the lease.

**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.