

EXECUTIVE SUMMARY



TO: City Commission

FR: Marilyn Wilbarger RPA, CCIM

DT: October 12, 2017

RE: Key West Community Sailing Center

ACTION STATEMENT:

This is a request to enter into a lease renewal with the Key West Community Sailing Center for the demised premises located at 705 Palm Avenue.

BACKGROUND:

The City originally entered into a lease agreement for this use, at this location, in 1979. The previous lease is currently expired and a renewal is with the current organization which is a 501(c)3, classified as a public charity. The organization's mission is to teach youth and adults to sail and is more fully detailed in the attached correspondence from the Community Sailing Center. The terms of the renewal are as follows:

- PREMISES:** As currently occupied at 705 Palm Avenue and as shown on Exhibit "A" of the lease
- TERM:** Five (5) years with a ninety (90) day cancellation provision
- USE:** The TENANT shall be entitled to use the Premises for the continuous operation of TENANT'S after school, schools out, student elective instructional sailing programs, adult sailing instruction, sailing and equipment rental programs that are affordable and open to the public, provide a place for participation and interaction with fellow sailors, and no other purpose.
- RENT:** The annual rental of \$1.00 per year is a below market lease that must demonstrate a public benefit and requires approval by a super-majority vote pursuant to section 2-941 (c) of the Code or Ordinances.
- 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.
- RECOMMENDATION:** Staff believes that the program results clearly demonstrate a public benefit and recommends the continued support of the programs provided by the Key West Community Sailing Center through utilization of the city owned property at 705 Palm Avenue.

Key West Community Sailing Center



**705 Palm Avenue
Key West, FL 33040**

October 12, 2017

Good Morning Marilyn:

I've outlined below our Program Results and will look forward to reviewing them in person with you, at your earliest convenience.

- A.) Youth Summer Sailing Camp: This summer we had 121 young people in our program, of which 18 were on full scholarship.
- B.) Women's Free Sailing Class: We conduct these classes on Saturday's/Sundays depending on attendance. We usually average 15-25 per weekend.
- C.) Porter Place Free Sailing Class: Generally 8-10 young people from Porter Place Apartments attend classes on a full scholarship.
- D.) Montessori Charter School: Sailing classes run from September through May and our class is 8+ students.
- E.) Sigsbee Charter School Enrichment Program: Sailing classes run from August - May and class size is 8 students.
- F.) M.A.R.C.house "Come About Boating in Key West: This is one of the most rewarding activities we provide in KW. We take 6 clients out on our committee boat and tour Key West from the water and then have a barbeque at the Sailing Club.
- G.) Key West High School "SAILING CONCHS": We have developed a competitive sailing team and have traveled to Havana, Cuba in May to sail with the Cuban sailors. We will be training 3 + days a week and will be competing in southern Florida regattas.
- H.) Florida Keys Community College Club: Classes to teach college students to enjoy sailing will start in September 2017
- I.) Christmas Boat Parade: Participating with the Bahama Village Music Program on our Committee Boat decorated for the Holidays. The BVMP Choir sings Christmas carols during the parade.
- J.) Annual "Earth Day " Garrison Bight Cleanup: Montessori, Sigsbee, Boys & Girls Club, H.O.B School participate in cleaning the Garrison Bight Basin.

All of the above programs are conducted with 1 or 2 U.S.Sailing Certified Sailing Instructors, depending on class size.

Sincerely,

William P. Archer
Vice Commodore
Key West Community Sailing Center
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