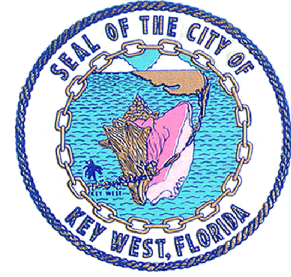


EXECUTIVE SUMMARY



TO: City Commission

CC: Patti McLauchlin
Todd Stoughton
Ronald Ramsingh

FR: Gary Moreira, Senior Property Manager

DT: March 10, 2023

RE: Lease Renewal – Old Fire House Preservation, Inc. at 1026 Grinnell Street

ACTION STATEMENT

This is a request to enter into an under-market lease renewal agreement with the Old Fire House Preservation, Inc., a Florida Non-Profit Corporation, for the occupancy of the city owned property at 1026 Grinnell Street.

BACKGROUND

The tenant has occupied space at the Grinnell Street location for many years and is requesting a lease renewal as follows:

- Premises:** 1026 Grinnell Street building and land as shown on Exhibit “A” of the lease.
- Term:** Five (5) Years with a ninety (90) day cancellation provision by either party.
- Rent:** \$1.00 per year.
- Use:** Continuous operation of a museum for the display of the history of the Key West fire Department with the ability to host events on site. The museum will be open a minimum of four days per week, Wednesday through Saturday from 10:00 AM to 2:00 PM.
- Audit:** The rent subsidy is subject to City Ordinance Sec. 2-872 Audits and Inspections, which provides that the city may inspect the books and records of the tenant and audit the program results to determine whether the objectives of funding established by the city are being met..

Insurance: Tenant must provide a commercial liability policy naming the City of Key West as an additional insured.

Expenses: Tenant will pay the costs of all utilities, repairs and maintenance, replacements and renovations necessary to keep the premises in good repair and condition.

Financial: Tenant will be paying all costs of utilities, maintenance and repairs to the premises eliminating those City expenses which is consistent with the financial treatment of other non-profit enterprises that occupy city property.

RECOMENDATION:

Staff recommends the continued support of the Old Fire House Museum as an integral part of island history.

ATTACHMENTS:

Lease

Corporate Filing