



MEMORANDUM

Date: February 4, 2025

To: Honorable Mayor and City Commissioners

Via: Brian L. Barroso
City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Proposed Lease with the Bahama Village Music Program, Inc., a Florida 501(c)(3) Non-Profit Corporation**

Introduction

This is a request to approve a lease with the Bahama Village Music Program Inc., a Florida 501(c)(3) Non-Profit Corporation, to occupy space at the newly constructed Frederick Douglass Community Center. Active Non-Profit status was verified as of Friday December 20, 2024 with SunBiz.

Background

In 2012 under Resolution 12-085, the City Commission approved a lease for the Bahama Village Music Program Inc. at its original location at Fort and Olivia Streets next to the Douglass Gym. The music program remained there until the building was demolished and now reconstructed into the Frederick Douglass Community Center.

A new five-year lease is proposed allowing the music program to reoccupy the location. The proposed annual rental of \$1.00 per year is below market rate that must demonstrate public benefit and requires approval by a super-majority vote pursuant to Section 2-941(c) of the Code of Ordinances. Bahama Village Music Program has proven to be a valuable public benefit by providing a continuous after school music program for local youths. This lease is otherwise consistent with City of Code of Ordinances 2-941(C).

Procurement

Demised Premises: A portion of the Frederick Douglas Community Center identified on the attached Exhibit A.

Term:	Five (5) years commencing upon completion of construction and delivery of the premises.
Use:	Continuous operation of the Tenant's after school music instruction program and for no other purpose.
Rent:	One Dollar (\$1.00) per year.
Expenses:	Tenant will pay for operating costs including repairs and maintenance, replacements and renovation necessary to keep the premises in good repair and condition. Utilities expense is waived for the first year of term then paid by tenant thereafter.

Recommendation

Staff recommends continued support of the programs provided by the Bahama Village Music Program and recommends the CRA approve execution of the attached lease.

Exhibits:
Lease with Exhibits