

EXECUTIVE SUMMARY



TO: City Commission
Jim Scholl, City Manager

FROM: Marilyn Wilbarger, RPA, CCIM

DATE: November 8, 2018

SUBJECT: Concession Agreement - Key West Wildlife Center, Inc. 1801 White Street

Action statement:

This is a request to approve a Concession Agreement between the City of Key West and the Key West Wildlife Center, Inc., a Florida Non-Profit Corporation, for the premises located at 1801 White Street, Key West.

Background:

The Concessionaire will utilize the property for the operation of a wildlife center, providing rehabilitation and release or rehabilitation and permanent educational habitat for injured wildlife and relocation of chickens out of the city. The use shall be limited to retrieving, rehabilitating, and releasing injured migratory birds, land mammals and reptiles and conducting educational classes dealing with migratory birds, land mammals and reptiles as well as operating the chicken relocation program.

The City of Key West and the Key West Wildlife Center, Inc. have had a successful multi-year relationship via a Concession Agreement. Under the previous and now proposed agreement the concessionaire is granted the right to operate on part of a City owned parcel known as Indigenous Park. Exhibit A depicts the specific area of operation under the proposed concession agreement. The proposed agreement is for a ten (10) year period. As part of the agreement the concessionaire is obligated to accept all healthy and unhealthy chickens which are delivered to the property by the general public. The concessionaire is further obligated to relocate all healthy chickens to a site, as approved by the City Manager or designee, outside of Key West no less than every two months. In exchange for managing the “chicken program” the City of Key West will compensate the concessionaire \$4,166.66 per month, for the care, habitat maintenance, medical supplies and relocation expenses incurred by the concessionaire. The subsidy amount is not subject to escalation or increase and is the same amount provided for under the current five-year agreement.

Financial Impact:

Under the prior agreement, and called for under the proposed agreement, concessionaire provides continuous financial reporting for the expenses incurred in managing the chicken relocation segment of their business. It is clear from prior inspection of the concessionaire’s books and records over the last several years that the City’s subsidy is in line with the actual cost incurred to properly and responsibly manage the “chicken program”. In fact, when the City stopped managing the program back in the 2008/2009-time frame, the operating cost per annum when

considering personnel, operating and capital requirements well exceeded the current day annual subsidy. In short, the Key West Wildlife Center, Inc. addresses the City's "chicken relocation" efforts in a much more efficient and cost-effective manner. The subsidy of \$4,166.66 is budgeted in the General Fund under line item 001-7201-572.34.

Conclusion:

Staff recommends approval of the Concession Agreement between the City of Key West and the Key West Wildlife Center, Inc.

Attachments:

Proposed Concession Agreement

Corporate Filings

Current Concession Agreement