



CITY OF BELLE ISLE

Rick J. Rudometkin
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October 19, 2026

William Morgan
Pine Castle Pioneer Days, Inc.

RE : Notice of Lease Non-Compliance – Improvements

Dear Mr. Morgan,

This letter serves as formal notice that Pine Castle Pioneer Days is currently in breach of its agreement with the City regarding the required timeline for project improvements.

Pursuant to Section 9.1 of the current lease agreement:

"The Restoration/Rehabilitation Improvements must be commenced within six (6) months of the Commencement Date and must be completed within thirty (30) months from the Commencement Date unless otherwise extended by agreement of the City."

Based on City records, the Commencement Date was **March 3rd, 2026**, and the required improvements remain uncommenced. No extension has been formally granted by the city at this time. Due to this unresolved breach, this matter is being referred back to the City Council for direction regarding the status of the lease and next steps.

The item is tentatively scheduled to be heard by council on **November 5, 2026**. You are encouraged to attend or submit any written documentation you wish the council to review prior to that date. If you believe this determination has been made in error, please submit in writing.

Sincerely,

Rick J. Rudometkin

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City Manager
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