



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: MARCH 16, 2023

RE: RESOLUTION NUMBER 23-25
LEASE AGREEMENT WITH THE EUSTIS COMMUNITY ALLIANCE
INC. FOR 1128 CLIFFORD AVENUE

Introduction:

Resolution Number 23-25 authorizes the City Manager to execute a lease agreement with the Eustis Community Alliance Inc. (ECA) for the building located at 1128 Clifford Avenue.

Recommendation:

Staff recommends approval of Resolution Number 23-25.

Background:

The City of Eustis has been approached by representatives of the ECA to enter into a new multi-year lease for a City-owned, 1,225 sf building at 1128 Clifford Avenue.

The property was previously leased (at no cost) to Commissioned Beyond Borders, Inc. as a neighborhood service center. Commissioned Beyond Borders was not interested in continuing that lease, so it expired on September 30, 2021. The Eustis Community Alliance was, in the interim, continuing to offer similar community services and resources. The City Commission formalized a lease with ECA on April 7, 2022 with Resolution Number 22-15, which ran through December 31, 2022. It is in the best interests of both the City and the ECA to enter into a multi-year lease agreement for the building.

The proposed lease is very similar to the previous lease with ECA. The main difference is that the proposed lease is for three years and will run through December 31, 2025. The lease will continue to be at no cost and the City will pay utilities directly. The lease still allows the tenant to terminate the lease with 60 days-notice while the City can terminate the lease with 120 days-notice. As part of the lease, the ECA agrees to provide a quarterly report to the City regarding services provided and number of participants served.

Alternatives:

1. Approve Resolution Number 23-25, authorizing the City Manager to execute the proposed lease agreement with the Eustis Community Alliance Inc.
2. Deny Resolution Number 23-25.
3. Modify the proposed lease agreement.

Community Input:

There will be an opportunity for community input when Eustis City Commission considers this item.

Budget and Staffing Impact:

The City will continue to forego rent on the building in return for the important services offered to the community.

Prepared by:

Tom Carrino, City Manager

Attachments:

Resolution Number 23-25 with Attached Proposed Lease

Resolution Number 22-15 with Signed Lease