



TO: Fruita City Council and Mayor

FROM: Mary Elizabeth Geiger, City Attorney

DATE: March 5, 2024

AGENDA TEXT: RESOLUTION 2024-08, A Resolution of the City Council authorizing the City Manager to execute the COOP Tower Façade Lease Agreement and all documents necessary to effectuate the lease.

BACKGROUND

The purpose of this coversheet is to provide City Council information related to the COOP tower façade lease agreement. Sparks Fly LTD is under contract to purchase the former Fruita COOP building located along Highway 6&50. This structure has an abandoned grain tower that is a prominent feature in the skyline of Fruita. The City has historically used the Tower to hang banners promoting the City and local activities. Sparks Fly and the City would like to enter a lease of the East and West facades of the tower effective on closing of Sparks Fly purchase of the property. Staff presented the potential of entering a lease agreement at the January 23rd workshop and the February 27th workshop.

FISCAL IMPACT

The City of Fruita shall pay Sparks Fly the total annual amount of \$24,000.00 (\$2000.00 a month) to lease the East and West side of the COOP Tower. The lease is for one year, which is automatically renewable for one year up to 50 years; the City can terminate the lease at any time by giving 90 days written notice. The lease is subject to annual appropriations.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The COOP Tower has been a landmark in the community and the state since the banners were attached to the Tower. The Tower has also been utilized in local art, promotions, and advertising.

OPTIONS AVAILABLE TO THE COUNCIL

1. Adopt Resolution 2024-08 A Resolution of the City Council authorizing the City Manager to execute the COOP Tower Façade Lease Agreement and all documents necessary to effectuate the lease.
2. Deny Resolution 2024-08

RECOMMENDATION

**ADOPT RESOLUTION 2024-08 A RESOLUTION OF THE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE THE COOP TOWER FAÇADE**

**LEASE AGREEMENT AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE
LEASE.**