



TOWN OF JEROME

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Founded 1876
Incorporated 1899

STAFF SUMMARY REPORT

FROM: Brett Klein, Town Manager/Clerk

ITEM: **Item: Consider Renewal of Expiring Lease – Jerome Artists Cooperative**

MEETING DATE: October 10, 2023

Summary:

The lease for Jerome Artists Cooperative expires December 31st. The incoming Manager would like to continue renting the space. Staff have had zero issues with this tenant.

Fiscal Impact:

There has not been a rental rate change in at least six (6) years. The most recent commercial leases that came up for renewal were given a 10% increase, as they also had not experienced a rate change in six (6) years. However, the Artists Cooperative space is the largest Town property rental space by a considerable margin so a 10% all-at-once increase would be a significant impact.

Recommendation

Staff recommend a 3-year renewal lease with the tenant to include a rate change of five (5) percent, which would change the amount of their monthly lease payment from \$1,832.74 / month to \$1924.37 / month.