

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	July 15, 2024	
<b>Name of Agenda Item:</b>	Third Amendment to Forge Fitness Lease	
<b>Section of Agenda:</b>	Consent	
<b>Department:</b>	Public Works	
<b>Council Committee Review:</b>	<input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____	<b>Legal Review:</b>
		<input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
<b>Attachments:</b>	Third Amendment to Forge Fitness Lease	
<b>Summary Statement:</b>	<p>The City entered into a five-year lease of the former City pool and recreation (formerly YMCA) building at 100 Drayton Street with Brian and Jeannie Davidson, owners of Forge Fitness, starting January 1, 2021. This lease was amended on June 8, 2021, to increase the cap for Reimbursement for Renovation (Section 6.2) to \$250,000 to allow for the replacement of the exterior siding and a portion of the roof. City Staff and the City Attorney identified additional clarifications to the lease agreement that were required to address the responsibilities of the parties for maintenance, repairs, and capital improvements. This resulted in amendment #2, which amended sections 5 through 7 to provide clarification on the budget and approval process that the City will use for major repairs and capital improvements.</p> <p>The third amendment to the lease, being presented for approval, addresses issues that were identified in a structural analysis performed in spring, 2024. The analysis identified widespread moisture damage and excess loading of the structural joists. Major repairs must be completed during the summer of 2024 to allow the building to remain in use through next winter. Work proposed includes structural repairs to the roof and the installation of a new heating, ventilation, and air conditioning system.</p> <p>At their meeting on June 3, 2024, City Council approved making these repairs part of the City's 2024 capital improvement plan. The City and Forge wish to amend the lease to differentiate the 2024 roof and HVAC project from other repairs and/or capital improvements.</p>	
<b>Recommended Action:</b>	That City Council approve the Third Amendment to the Forge Fitness Lease addressing repairs and capital improvements to the facility and authorize the Mayor's signature on the contract.	