

Usage Proposal and Lease Agreement for the Creative Arts Center & Cafe



Presented by The Gems
October 2021 Commission Meeting

USAGE PROPOSAL

“The Gems“ Organization - Leasing Authority

This organization is composed of ten founding families who are invested in the betterment of the City of Lake Helen. The goal of this organization is to organize people as well as events for the promotion and progress of the community by bringing together a group of people that share similar ideas and community pride. This organization will remain an apolitical separate entity from the city, self funded by the members and their families.

Creative Arts Center and Cafe (CAC) - Leasing Property

The goal of this organization is to restore the Creative Arts Center (CAC) to its original purpose as a community center to bring people together. The CAC will provide the community with private rental spaces as well as community wide apolitical events.

Proposed Usage for the Creative Arts Center and Cafe (CAC)

Community Service Events suggested examples are as follows: Health Screening Events, Free Health Clinics, Workout/exercise classes, Hunter Safety Courses, Vet Shot clinics, Christmas Toy Drives, Boy and Girl Scouts events, and Crafty Ladies events.

Community Events/Block Party suggested examples as follows Holiday Events, Annual Block Party, Fall Festival, Bingo Night, Food Trucks, Train Station Seasonally, Pancake Breakfast, Game Nights, Drive-In (Golf cart) Movie Nights, Car Shows, Chili Cook-offs, Pot luck dinners, Father/daughter dances, and Mother/son dinners.

Historic Preservation to be continued in the space to meet tasteful displays of historic memorabilia to meet the ECHO grant fund stipulations.

In order to generate money to fund these events and makes these events bigger and better, we plan to allow Private Event Rentals with Kitchen facilities including but not limited to Weddings, birthday parties, graduation parties, baby/wedding showers, and celebrations of life. We also hope to open a Coffee/Ice Cream Shop to teach the community youth about money management, restaurant daily operations, and providing a positive pro-family service to our community.

Future improvements for the facility we would like to provide are exercise equipment area, entertainment game room with TVs and game tables, outdoor patio area on northside of building with brick pavers and lighting, and add to the Lake Helen history in the museum.

LEASE AGREEMENT

This LEASE AGREEMENT (this "Agreement") is would be made effective as of November 1, 2021 (the "effective date"), between the City of Lake Helen, Florida a municipal corporation of the State of Florida (the "City") and The Gems Co., a Florida incorporated for profit organization ("The Gems").

Whereas, The Gems intend to restore the original purpose set forth by the City for the Creative Arts Center & Cafe (CAC) to include but not limited to youth mentorships, volunteer opportunities, historic preservation, and community development.

Whereas, The City is the owner of the CAC located at 493 S. Lakeview Dr. Lake Helen, including the land comprising the same and all improvements existing or to be constructed.

Whereas, The City and the Gems desire to enter into the use agreement, The Gems have priority in the CAC multi-use facilities. The Gems agree to cooperate with the city for use of the facilities for apolitical city events. The Gems agree to cooperate with and actively fundraise for the City's benefit.

PREMISES. All indoor and outdoor CAC spaces (the "Premises") subject to this Agreement includes all rights and privileges belonging to or pertaining to the property for its use including ingress and egress as needed during The Gems usage in accordance with this Agreement. The Gems shall have and control all revenue generated at the Premises arising out of The Gems events.

RENT. The Gems will provide the City with a \$500 monthly rent payment for the entire twelve (12) months of this Agreement. The Gems have committed to fund all agreed upon expenses at the CAC for one (1) year including real estate taxes and utilities minimizing risk for the City.

TERM. The Gems agrees to use the Premises for a period of 12 months commencing on November 1, 2021 and expiring October 31, 2022. However, the City shall have the right to terminate this lease as provided elsewhere herein. The first month of occupancy The Gems agrees to take a full inventory of City property loathed at the facility to be approved by the City. The City grants to The Gems the right and option to renew and extend the terms of this Agreement for two consecutive renewal terms of two (2) years each if mutually agreed upon by both parties.

September 30, 2021

To:

Hon. Daisy Raisler, Mayor
Hon. James Connell, Vice Mayor
Hon. Richard Basso, Commissioner
Hon. Roger Eckert, Commissioner
Hon. Kelly Frasca, Commissioner
Hon. Lee Evett, City Administrator

From:

The Gems

Dear Mayor, Vice Mayor, Commissioners, and City Administrator,

Our intentions as a group is to be a "for profit" corporation for approximately the first year of operation with the goal in mind of gaining "non profit" status. Our vision is for the operation to become self funded over time and to stand on its own financially.

As a group, we are aware that the costs of rent, property taxes, utilities, internet, and insurance will cost approximately \$2,500 per month totalling an estimated \$30,000 for the year. The Gems have committed to fund all agreed upon expenses at the Creative Arts Center and Cafe (CAC) for one year minimizing risk to the City.

This organization is composed of ten founding families who are invested in the betterment of the City of Lake Helen. As an apolitical community group, we hope to show our children and new community neighbors why we love Lake Helen.

Thank you for your Support,

"The Gems"

Alan and Dasha Cooke
Buddy and Tennille Collins
Ricky and Chenin Basso
Justin and Sheena Blinn
Chen and Paula Cuda
Joey and Niki Decker
Mike and Julie Hickox
Dan McCarrick and Cathy Cole
Tom Sr, Brian, and Thomas Jr. Pugliese
Ryan and Jill Wilkins