

STAFF REPORT

October 12, 2021

Topic: Proposed lease with EJM Holdings, LLC

Discussion: The Lessee agrees to use the premises only for providing parking spaces for registered and state inspected passenger cars and other automotive vehicles in connection with residential units to be created in the Colonial Theatre.

Fiscal Impact: During the first five years of this lease, the Lessee shall pay rent in the sum of \$27.00 per month per parking space, which total amount shall be due and paid in full at the start of the lease. For the second five years of the lease period, the Lessee shall pay the sum of \$28.50 per month per parking space. For the third five years of the lease period, the Lessee shall pay \$30 per month per parking space and shall at the start of that period again pay all rents in advance. For the fourth five years of the lease period, the Lessee shall pay \$31.50 per month per parking space and shall at the start of that period again pay all rents in advance.

Thereafter, beginning in year 21 of the lease period, the rent shall increase by 10% every five years. Total rent shall continue to be paid in full of each five-year period.

Staff Recommendation:

This report submitted by: Scott Myers, City Manager

Proposed motions:

"I move to waive a reading of the proposed lease with EJM Holdings, LLC its entirety and to read by title only."

"I move a second reading of the proposed lease with EJM Holdings, LLC."

"I move to approve the proposed lease with EJM Holdings, LLC."