



Legislation Text

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Office of the City Manager

Reference: Depot Building Lease Agreement

To: Mayor Gregory Mills and Members of City Council

Through: Michael Martinez, City Manager

Prepared By: Patrick Giron, Director Brighton EDC

Date Prepared: 12/30/2021

PURPOSE

Presentation of Depot Building Lease Agreement

STRATEGIC FOCUS AREA

Facilities, Amenities and Open Space

BACKGROUND

At the direction of the City Manager in late 2021, Brighton EDC staff engaged in discussions with the Greater Brighton Chamber of Commerce and Tourism Bureau (the Chamber) about the potential for the Chamber to lease a large portion of the upper level at the Historic Train Depot (the Depot) located at 269 East Bridge St. from the City. The Chamber has verbally agreed to lease space (2000 sf) at the Depot Building for Chamber offices and a Brighton Visitor Center per the following terms:

- 36 month lease
- Chamber will take possession of the Depot as of February 1, 2022
- Rent will be \$1,500 per month (\$9/sqft)
- The City will waive the first 3 months of rent. This is because the Chamber is under a lease at their current location and this will allow them time to find a new renter for that space and not have to make payments on two leases.

This agreement has been a long time coming. Under different leadership in 2018, the Chamber and the City together worked on a rental agreement but ultimately could not come to terms. The current terms outlined above make a lease agreement possible for the Chamber. Additionally, Lodging Tax Grant funds in the amount of \$17,050.42 were allocated to replace the non-functioning water heater at the Depot so the Chamber and Visitor Center can operate at the Depot. The Brighton Urban Renewal Authority has also contributed funds for exterior improvements (landscaping, concrete) and will fund the replacement of the bridge across the Fulton Ditch that was removed. Also of note as part of the lease, the Chamber will not be responsible for the space in the northern-most part of the Depot building. The City will continue to work to find an appropriate retail tenant to occupy that space under a separate lease agreement.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM

N/A

FINANCIAL IMPACT

\$18,000/ Year income back to general fund

STAFF RECOMMENDATION

To approve the lease as presented

OPTIONS FOR COUNCIL CONSIDERATION

Approve lease as presented

Deny lease

Request additional negotiations

ATTACHMENTS

N/A