

item # 4-3D

City of Carson City
Agenda Report

Date Submitted: September 23, 2008

Agenda Date Requested: October 2, 2008
Time Requested: Consent Agenda

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve the revised lease agreement between Carson City and the Carson City Historical Society.

Staff Summary: The previous lease agreement between Carson City and the Landmarks Society, Inc., was entered into in 1997 (Exhibit A), and since that time the lease agreement has expired and the Nevada Landmarks Society, Inc., has dissolved and is now known as the Carson City Historical Society. They are still a non-profit corporation and it is the same organization managing the operations of the Foreman-Roberts House Museum. Given these changes and the fact the previous lease agreement has expired, we are introducing a revised lease agreement (Exhibit B). The District Attorneys Office has reviewed and approved this version, the board of the Carson City Historical Society has endorsed it, and the Parks and Recreation Commission voted unanimously to recommend approval by the Board of Supervisors at their meeting held on September 2, 2008.

The following are highlights of the proposed revisions;

1. The organization is now referred to as the Carson City Historical Society in the revised agreement.
2. The official name of the facility has changed from the previous agreement and is now referred to as the Foreman-Roberts House. It was previously referred to as the James Doan Roberts House, or Roberts House.
3. On Page 2, Section 1, Lease and Term, the previous agreement had a ten (10) year term (1997-2007), which is now proposed to be a three (3) year term automatically renewed unless either party serves the other party notice of termination. This is consistent with all our other lease and use agreements with non-profit organizations using City-owned facilities.
4. On Page 2, Section 2, Rent, in the previous agreement a \$1.00 per year rent fee was stipulated. In the revised agreement on Page 2, Section 1, Lease and Term, this requirement was changed to a one-time fee of \$1.00 for the three (3) year term with automatic renewal versus an annual payment.
5. In the previous agreement on Page 2, Section 3, Use of Premises, it stipulates the museum must be open to the public a minimum of 10 days per month for approximately 4 hours per day as demand warrants. Since the Society is comprised of volunteers only and no paid staff, this requirement was deleted. The mandate was difficult if not impossible to verify and enforce anyway.

Type of Action Requested: (check one)

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| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other (Specify) |

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve the revised lease agreement between Carson City and the Carson City Historical Society.