

M E M O R A N D U M

TO: Howard Tipton, Town Manager
FROM: Carolyn Brown, Support Services Director
REPORT DATE: April 11, 2024
MEETING DATE: May 6, 2024
SUBJECT: Fifth Amendment to Lease with Longboat Library, Inc.

Recommended Action

Approve the Fifth Amendment to Longboat Library, Inc., Lease and authorize the Town Manager to execute the agreement.

Background

Since 1971, the Longboat Library, Inc., a private, Florida not-for-profit corporation, has provided library services to Town residents who purchase a membership.

The Town and the Longboat Library entered into a lease for the small building adjacent to Town Hall for a term of 5 years beginning June 15, 2001, and ending June 15, 2006. Since that time there have been four amendments to the lease:

- 1st Amendment - Extended the term of the Lease until June 15, 2016;
- 2nd Amendment – Extended the term of the Lease until June 15, 2021;
- 3rd Amendment – Required Library to retain certain types of insurance coverage and outlines the Town reimbursing the library for coverage related to the building;
- 4th Amendment – Extended the term of the Lease until June 15, 2024, and included a provision that the Town may terminate the agreement at any time during the term.

In 2018 and 2019, initial conversations began between the Town, Longboat Library, and Sarasota County to discuss the possible presence of Sarasota County Library services on Longboat Key and the potential of the current Longboat Library volunteers becoming a “Friends” group to a permanent Sarasota County operated library that would offer free library services.

On February 26, 2020, a Joint Meeting between the Town Commission and Sarasota County Commission was held. Discussions ensued about Longboat Key being the only County municipality without Sarasota County library services. The County Commission supported moving forward with a plan to have free library services provided by Sarasota County, with the Longboat Library group either transitioning to a “Friends” group or volunteering at the new facility. The Sarasota County Public Library for Longboat Key project has progressed and there are now plans to finalize a design and proceed with

engineering and construction. It is anticipated that the new library will open toward the end of 2026.

The current lease expires on June 15, 2024. The Town has drafted this Fifth Amendment to provide the necessary notice and the flexibility to develop a strategy with Sarasota County for implementing public library services on the island at Town Center Green.

The Fifth Amendment extends the term of the agreement for up to 3 years to a date no later than June 15, 2027, to provide the Town and Sarasota County with additional time to coordinate, collaborate, and construct a free public library on Longboat Key. It includes a provision that the Town may terminate the agreement at any time during the Lease term, for any reason by giving the Library at least one (1) year's prior written notice, or (b) to facilitate the implementation of free public library services in conjunction with Sarasota County by giving the Library at least nine (9) months' prior written notice of the expiration of the Lease. All other provisions of the existing lease will remain in force.

The proposed renewal and changes in their lease have been reviewed with representatives of the Longboat Library, Inc. Their President has indicated support of the changes and executed the Agreement on behalf of the Library.

Staff Recommendation

Approve the Fifth Amendment to Lease with Longboat Library, Inc., and authorize the Town Manager to execute the agreement.

Attachments (Available in the Town Clerk's Office)

Fifth Amendment to Lease with Longboat Library, Inc.

End of Agenda Item