



City of North Port
GENERAL SERVICES DEPARTMENT
Information Technology, Parks & Recreation,
Social Services and Warm Mineral Springs
Robin Carmichael, Director
Office: 941.429.7113
Direct: 941.429.7129
Email: rcarmichael@cityofnorthport.com



MEMORANDUM

TO: Jonathan Lewis, City Manager

FROM: Robin Carmichael, Director *RC*

SUBJECT: Family Service Center and Community Educational Center Tenant Leases

DATE: September 14, 2016

The Family Service Center and the Community Educational Center facilities specialize in collaborative partnerships that provide a multitude of human services to the North Port community residents. The Family Service Center is home to ten such community non-profits, five (5) of which are original tenants from the buildings opening in October, 2008.

Big Brothers Big Sisters	10/1/2008
Catholic Charities	8/1/2014
Child Protection Center	10/1/2008
Jewish Family & Children's Services	10/1/2008
SPARCC (B103)	10/15/2013
SPARCC (B110)	10/1/2015
Sarasota Technical College	10/1/2008
Early Learning Coalition	10/1/2008
Sarasota Y – Schoolhouse Link	4/1/2014
Sarasota County Health Dept.	11/1/2009

The Community Educational Center has leased to its three tenants since December, 2010.

Salvation Army
Senior Friendship Center
North Port Senior Center Inc.

In an effort to streamline our renewal process for the tenants, while maintaining flexibility within the existing terms of our lease, we modified the mechanism for the annual renewal. The lease is a one-year

term which allows the tenant to automatically renew without executing new agreements annually for no more than ten (10) years. It also allows both the tenant and the city to terminate the lease at any time without cause or penalty with a sixty (60) day notice. The agreement also provides the city with the ability to increase the rental amount after the initial one-year term.

These lease terms are comparable to other unique service providers leasing from the City including the North Port Art Guild five year (5) lease with automatic annual renewals and the Music Suite @ North Port High School thirty (30) year lease.