



MEMORANDUM
Social Services Division

TO: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
CC: Jason Yarborough, ICMA-CM, Deputy City Manager
CC: Juliana B. Bellia, Assistant City Manager
FROM: Janet Carrillo, Social Services Manager 
SUBJECT: North Port Senior Center, Inc.
DATE: May 14, 2025

I am writing to inform you of some concerns I have regarding one of our tenants, the North Port Senior Center, Inc. (Senior Center), at the Community Education Center.

Over the past several months, I've observed several issues that raise questions about their operational practices. There have been recurring lease violations by this tenant, that not only breach the terms of their lease agreement but are also increasingly concerning. In addition, the Senior Center's neighboring tenant, Pastor Larry Grant with Awaken Outreach Center, informed me that Ms. Eileen Tatom, President of the Senior Center, was entering their suite and taking items without permission, thus resulting in a police report being filed against Ms. Tatom.

The violations addressed are below:

- On January 30, 2025, sent an email regarding violation of paragraph 17 of the Lease Agreement, titled: **"Sublease and Assignment,"** it provides that the "Tenant shall not transfer, assign, sublet, underlet, mortgage, pledge or encumber this Agreement."
- On May 5, 2025, sent an email regarding violation of section 2.1 of the Lease Agreement titled: **"Hours of Use,"** it provides that the "Tenant shall use the premises for a minimum of Thirty-Two (32) hours per week to carry on its business."

I met with Ms. Tatom on two separate occasions to discuss the above violations and the disruption to the other tenant. On both occasions, Ms. Tatom was unaware that she was violating her lease agreement and would remedy the situation immediately. Furthermore, Ms. Tatom informed me that she had not entered Awaken's suite, however review of the video footage contents dispels her statement. Since meeting with Ms. Tatom, Mr. Grant, has provided me a copy of a letter from the District Attorney's office stating Ms. Tatom has an upcoming court date, on May 22, 2025, for her pending charges.

The above violations and impending court date for Ms. Tatom, have created uncertainty and raised serious questions about their lease compliance and the wellbeing of other tenants' property. The unresolved legal matters and repeated infractions, create potential risk, which I believe warrant careful consideration and appropriate action moving forward.



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While I understand that non-profits often face unique challenges, I believe it is in our best interest to proactively assess the situation to avoid potential risks to our property or professional relationships with our tenants. I believe it is important that we address these concerns, review their lease terms, and identify if a future partnership is a viable solution for both parties. This action will ensure that our tenant can sustain their lease and fulfill programmatic commitments to the community.

Please let me know how you would like to proceed, or if you prefer, I schedule a time to discuss this in more detail.

Thank you,

A handwritten signature in black ink, appearing to read "Janet Carrillo". The signature is fluid and cursive, with the first name "Janet" being more prominent than the last name "Carrillo".

Janet Carrillo, Social Services Manager