

**Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: XII.3.
Meeting Date: 6 - 2 1 - 2 0 2 1**

TO: Mayor Angelo and Members of the Board of Trustees
FROM: Kim Mitchell, Community Relations Director
DATE: June 17, 2021
ITEM: Discussion/Direction to Staff on Proposal for Ralph's Food Stand to Potentially Lease the Visitor Center

ORDINANCE
 MOTION / RESOLUTION
 INFORMATION

-
- I. **REQUEST OR ISSUE:** Discussion regarding lease possibility with Ford's Foods Produce Stand at Visitors Center.
 - II. **RECOMMENDED ACTION / NEXT STEPS:** Review items listed for discussion with the tenant. Determine what items the BOT would like to add/change or delete. Determine if BOT would like the Town Attorney to draft a contract and resolution, for BOT consideration at the July 6 BOT Meeting.
 - III. **FISCAL IMPACTS:** Possible impacts depending on monthly lease amount.
 - IV. **BACKGROUND INFORMATION:** Ford's Foods was asked to leave their premise at the corner of 4th and Broadway by their current landlord. The business would like to try and stay within the downtown corridor. The Town currently leases/contracts space to another small business as a contractor (LMJ Concession Stand). Other leases include town owned land where Blue Mountain Stone, Spirit Hounds and Clark's have their buildings. Staff would like BOT direction to determine if the BOT is interested in entering an agreement with Ford's Foods to lease the Visitor Center and in exchange the contractor would share information, brochures, maps, directions regarding Lyons amenities and hours.
 - V. **LEGAL ISSUES:** If the BOT wants to enter an agreement, the Town Attorney would draft a contract with the items the BOT would want included.
 - VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** No environmental issues known at this time. Conflicts could be encountered regarding setting a lease price; leasing public property to a private business; length of the contract.
 - VII. **SUMMARY AND ALTERNATIVES:** If the BOT would like to consider leasing the Visitor Center temporarily to Ford's Foods, give direction to attorney and add/change any of the stipulations/terms. There are items in the attachment for your consideration. Alternatively, the BOT could also decide to not lease the visitor center.

VIII. PROPOSED MOTION: No Resolution at this time. Staff is seeking direction from the Board.

Attachments: EXHIBIT A

Items for discussion regarding lease terms to temporarily operate Ford's Foods at the Lyons Visitor's Center