

2. 89 Monroe Center Sublease Renewal with the Grand Rapids African American Museum and Archives



Item Number: 2

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: December 17, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Jessica Smith, Mobile GR Director
Mobile GR, Parking & Traffic Safety

SUBJECT: **89 Monroe Center Sublease Renewal with the Grand Rapids African American Museum and Archives**

On September 20, 2016, the City Commission approved a resolution designating space at 87-89 Monroe Center as a pop-up exhibition space during ArtPrize to showcase the Grand Rapids African American Museum and Archives (GRAAMA). This space served to be a key tool in helping promote this endeavor and served as a hub where the business community, residents, and visitors could learn of partnership opportunities and become engaged with GRAAMA.

GRAAMA requested continued use of the space for the operation of a museum and archives to further their mission and promote, preserve, display, collect and honor the lives, culture, history, and accomplishments of African, African American, and connected peoples in the Greater Grand Rapids Michigan community. GRAAMA has maintained occupancy of the space since October 10, 2016.

In 2002 Mobile GR signed a 20-year lease agreement with Extra Space of Kalamazoo, LLC for the 87-89 Monroe Center property. The lease allows the City the right to sublease space within the property. 87-89 Monroe Center was sold in September 2022 to Babylon Holdings, LLC, and in 2022, the lease agreement with Babylon Holdings, LLC was renewed for an additional 10 years.

The current sub-lease agreement with the Grand Rapids African American Museum and Archives is set to expire on December 31, 2024. GRAAMA has requested to renew the sub-lease agreement for an additional 6 months with a six-month renewal option to allow GRAAMA to remain in the current space while they transition to a new space. The Mobile GR Commission recommended approval of the sub-lease renewal to City Commission at the December 5, 2024 meeting.

Agreement

The attached resolution approves a 6-month sublease agreement from January 1, 2025 through June 30, 2025 between the City of Grand Rapids and GRAAMA for space at 89 Monroe Center. It also allows a six-month renewal option to extend the sublease to December 31, 2025. The lease rate is set at \$2,262.02 per month for the year.

Your FISCAL COMMITTEE recommends the adoption of the following 89 Monroe Center Sublease Renewal with the Grand Rapids African American Museum and Archives.

WHEREAS:

1. In 2002 the City entered into a 20-year lease with a 10-year extension to lease the first floor of the Phinney Building located at 87-89 Monroe Center, NW in the City and the lease permits the City to sublease all or any portion thereof; and
2. The City's current sublease agreement with GRAAMA is set to expire on December 31, 2024; therefore

RESOLVED that upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute a sublease agreement on property located at 89 Monroe Center between the City and the Grand Rapids African American Museum and Archives for the period of 6-months for the lease rate of \$2,262.02 a month and a six-month renewal option at the same rate.

CORRECT IN FORM

DEPARTMENT OF LAW