Minneapolis
Park & Recreation Board

Resolution 2020-142

Resolution Approving Lease Agreement with Superintendent Bangoura for Theodore Wirth Home and Administration Building, Located at 3945 Bryant Avenue South and Within Lyndale Farmstead Park

Whereas, The Minneapolis Park and Recreation Board (MPRB) was created by the Minnesota Legislature in April 1883 and has the authority to manage and operate park facilities;

Whereas, MPRB owns and operates a residential building at 3945 Bryant Avenue South, recognized in the National Register of Historic Places as the Theodore Wirth Home and Administration Building (Wirth Home), which is located within Lyndale Farmstead Park;

Whereas, MPRB's incoming Superintendent, Alfred Bangoura, an individual, desires to lease space at 3945 Bryant Avenue South for residential purposes;

Whereas, MPRB and Alfred Bangoura desire to enter into a lease for the Wirth Home; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which envisions "Dynamic parks that shape city character and meet diverse community needs;"

RESOLVED, That the Board of Commissioners approves the Lease Agreement with Superintendent Bangoura for Theodore Wirth Home and Administration Building, Located at 3945 Bryant Avenue South and Within Lyndale Farmstead Park; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.

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TO: Minneapolis Park and Recreation Board

FROM: Jennifer Ringold, Deputy Superintendent

DATE: March 4, 2020

SUBJECT: Resolution Approving Lease Agreement with Superintendent Bangoura for Theodore Wirth Home and Administration Building, Located at 3945 Bryant Avenue South and Within Lyndale Farmstead Park

BACKGROUND

Pursuant to Resolution 2020-116, President Cowgill has negotiated the terms of Lease of the Theodore Wirth Home and Administration Building, located at 3945 Bryant Avenue South and within Lyndale Farmstead Park (the "Wirth Home") with Superintendent Bangoura (the "Tenant"). This action considers approval of the Proposed Lease (*Attachment A*).

Last year, the Board and Tenant entered into a one-year lease of the Wirth Home through Resolution 2019-103. See *Attachment B* for a redlined version of the 2019 lease. Here is a list of changes to the previous lease between the parties:

Paragraph 1. Premises. The Proposed Lease gives Tenant exclusive use of the first, second and third floors of the Wirth Home. The Proposed Lease removes the non-exclusive use of the first floor that is in the prior lease. The non-exclusive use provision was in the prior lease to provide regular public tours of the Wirth Home. There are certain conditions however in the Proposed Lease regarding public access to the Wirth Home.

Those conditions are:

- The Wirth Home shall be maintained to the requirements that make it a national historic landmark.
- Tenant shall open the Wirth Home to the public at key times for the benefit of the public.
- The Minneapolis Parks Legacy Society will have access to the basement Drafting Room six (6) days per calendar year. Exact days will be negotiated by the Tenant with the Legacy Society.
- Tenant reserves the right to invite other historical interpretation organizations in addition to the Legacy Society into the home and Drafting Room to support historical interpretation of the park system.
- The Legacy Society shall have sixty (60) days (or until May 1, 2020) to remove all of its property from the main floor of the home.

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Paragraph 2. Term. The term of the Proposed Lease runs from the expiration of the prior lease until such time as the Tenant is no longer Superintendent. The prior lease and the Proposed Lease still allow either party to cancel the lease on 30 days written notice.

Paragraph 3. Rent. The Proposed Lease raises the current rent of $1,325 a month to $2,000 per month by October 1, 2020. Rent is set at $2,050 per month for all of 2021. The monthly rent amount will be renegotiated for rent due on and after January 1, 2022. All rent paid under the Proposed Lease would be deposited into a special fund which would be used to make improvements to the Wirth Home. Those improvements would be agreed to annually by the Board and the Tenant in December of each year.

The other provisions in the Proposed Lease are the same as the prior lease.

Attachment C provides information about the proposed lease rate.

Legal counsel has reviewed and approved the lease agreement.

RECOMMENDATION

This action considers approval of a lease agreement with Superintendent Bangoura for Theodore Wirth Home and Administration Building, Located at 3945 Bryant Avenue South and Within Lyndale Farmstead Park.

Vision Theme 3: Dynamic parks that shape city character and meet diverse community needs.

Goal: Focused land management supports current and future generations.

ATTACHMENTS:

- Attachment A - 2020 Lease - Alfred Bangoura (PDF)
- Attachment B - Lease - Alfred Bangoura redlined (PDF)
- Attachment C - Lease rate and value for Wirth Home and Administration Center (PDF)

Prepared By: Jennifer Ringold, Deputy Superintendent, Support Services Group
Review:

Jennifer Ringold	Completed	02/18/2020 12:24 PM
Jennifer Ringold	Completed	02/18/2020 3:58 PM
Al Bangoura	Skipped	02/18/2020 5:45 PM
Minneapolis Park and Recreation Board	Pending	02/19/2020 5:00 PM
Minneapolis Park and Recreation Board	Pending	03/04/2020 5:00 PM