



# City of Grand Island

Tuesday, January 11, 2022

Council Session

## Item G-17

**#2022-16 - Approving Consent for Rental Use of the Grand Generation Center**

Staff Contact: Jerry Janulewicz

# **Council Agenda Memo**

**From:** Jerry Janulewicz, City Administrator

**Meeting:** January 11, 2022

**Subject:** Consent for Rental Use of the Grand Generation Center

**Presenter(s):** Jerry Janulewicz, City Administrator  
J. J. Green, Member of the Board of Directors of the Senior Citizens Industries

## **Background**

The City of Grand Island is the owner of the Grand Generation Center located in the 300 block of East Third Street. The property is leased to Senior Citizens Industries, Inc. for \$1.00 per year. As part of the lease agreement, the city agreed to maintain the building's exterior, parking lot, HVAC, plumbing, electrical and fire sprinkler systems.

Representatives of Senior Citizens are requesting that the City consent to the organization's plan to utilize areas of the facility for hosting private events such as wedding, graduation, anniversary, birthday, holiday and other receptions. Senior Citizens makes this request as a means of financially supporting its ability to provide congregate meals and other programs for senior citizens.

## **Discussion**

The very favorable terms of the lease agreement would indicate that the City intended that the Grand Generation Center be used for providing programs that support senior citizens. The Lessee's plan to obtain income through renting the facility for private receptions and parties is a matter that is appropriate for consideration by the City Council. Although the lease agreement does not explicitly require the City's consent, the City could give notice of intent to terminate the lease if the City Council determines the proposed use of the city-provided and maintained facility is inappropriate.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee

3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the resolution approving the request of Senior Citizens Industries, Inc.

### **Sample Motion**

Move to approve the resolution.

RESOLUTION 2022-16

WHEREAS, the Grand Generation Center is owned by the City of Grand Island and leased to Senior Citizens Industries, Inc. (SCI); and

WHEREAS, SCI desires to host private events such as wedding, graduation, anniversary, birthday and other receptions at the Grand Generation Center as a means of generating additional revenue to support its programming for seniors at the Center; and

WHEREAS, SCI is requesting City Council approval to use the Grand Island Center for hosting private events to financially support its programming for seniors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, the request of SCI, lessee of the Grand Generation Center, to host private events to financially support its programming for seniors is hereby approved with the following conditions:

1. All income received by SCI through hosting private events at the Grand Generation Center shall utilized solely to support programs and meals for seniors;
2. SCI shall maintain records of all Grand Generation Center rental income it receives and permit inspection of the same by the City; and
3. This authorization may be terminated by the City Council upon 15 days written notice to SCI.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 11, 2022.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☒ _____
January 7, 2022	☒ City Attorney