



## STAFF REPORT

AGENDA ITEM #: 21-150  
COUNCIL MTG OF: December 14, 2021  
FROM: Michael A. Fowler, P. E., Director of Public Works  
OFFERED BY: Michael A. Fowler, P. E., Director of Public Works  
PREPARED BY: Michael A. Fowler, P. E., Director of Public Works  
SUBJECT: Confirmation of Greater Derry Arts Council Lease at Adams Memorial Building

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**PURPOSE:** Town Council is required to formally vote to confirm a proposed 10-year lease with the Greater Derry Arts Council (GDAC) pursuant RSA 41:11-a which requires Town Council approval for leases greater than five years.

**TOWN ADMINISTRATOR COMMENTS:** Both the Town and GDAC have invested significant funds into the Adams Memorial Building to assist in its development as the busiest municipally owned theatre in the State. GDAC has requested and staff concurs that a long-term lease would allow operations to continue and allow GDAC to realize its significant investment of manpower and resources into the facility.

**BACKGROUND:** The Greater Derry Arts Council GDAC has been a long-standing tenant at the Town owned facility – Adams Memorial Building located at 29 West Broadway. The current three-year lease expires on December 31, 2021. The GDAC Board of Trustees has requested a 10-year lease for the next agreement through December 31, 2031.

**DISCUSSION:** RSA 41:11-a requires Town Council approval for any lease of a municipally owned facility which is greater than five years in duration. The Public Works Department provides maintenance and custodial service for three tenants (Greater Derry Arts Council, Greater Derry-Londonderry Chamber of Commerce and the Derry Housing Authority). Both GDAC and the Town are partners in investing in the building with capital projects including a stage refurbishment scheduled for early 2022.

**FISCAL IMPACT:** The new agreement will increase the monthly rent approximately 3% per year for the first three years (2022-2024).

January 1, 2022 – December 31, 2022 \$1,050.00 per month  
January 1, 2023 – December 31, 2023 \$1,075.00 per month  
January 1, 2024 – December 31, 2024 \$1,100.00 per month  
**Years after December 31, 2024 – subject to a future amendment**

**RECOMMENDATION:** The Department of Public Works endorses the proposed 10-year agreement to support the partnership which brings many activities and shows to the community.

**MOTION:** See attached Resolution #2021-081

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