



PENSACOLA STATE COLLEGE

September 30, 2022

Office of the President

Pensacola State College
1000 College Boulevard
Pensacola, FL 32504-8998

850-484-1700
Fax 850-484-1840

www.pensacolastate.edu

Mayor Grover Robinson
222 W. Main Street, 7th Floor
Pensacola, FL 32502

Dear Mayor Robinson:

The purpose of this letter is to request that the City of Pensacola terminate its current lease with Pensacola State College for the library facility located on our campus at the corner of College Boulevard and Ninth Avenue. The reason for our request is that the College is planning for the future replacement of our Ashmore Auditorium which is located adjacent to the library location. Our aging auditorium seats only 316 people and is too small for our future needs for a performing arts center. We are now in the process of seeking funding from the State of Florida to replace the structure, and we believe that a future facility will require a larger footprint to accommodate a larger performing arts building. With our project rising on the State list of projects for future funding, we need to have some certainty about the space that will be available. If the location of the current library can be included in our plans, it will give us greater flexibility to create a more spacious facility.

The library location on our campus was first provided to the City in 1989 under a 50 year lease. The lease specifies that no monetary rent is payable by the City. Rather the only consideration recited in the lease is "the benefits derived by the students, faculty and staff of [the College] from the location of a public library on its property." Following its completion in 1990, the library served as the Lucia M. Tryon Branch Library and it attracted users from all over our area to its facilities.

In 2009, the Tryon library moved to a new location on Langley Avenue with a parklike setting much more attractive to families and children. After that move, the location on our campus became a repository for genealogical materials. While still technically a library facility, it no longer enjoys the wide use it once did, and one could argue that the benefits once derived from a full-service library no longer exist with a genealogy library. Arguably, the College no longer receives the consideration specified in the lease.

In 2013, the City entered into an Interlocal Agreement with Escambia County whereby the County took over the administrative operation of the West Florida Library System. Since that time, the City has remained the lessee of the facility because under the terms of the lease the City is prohibited from assigning it or subletting the premises.

Mayor Grover Robinson

September 30, 2022

Page 2

The lease specifies that the City may unilaterally terminate it at any time. Once that happens, the College has the right to either accept the premises "as is" or it can give written notice to the City that it must demolish the building and return the site to its original state. Knowing that demolition may be an undesirable expense to the City, this letter serves as the College's written notice that if the lease is terminated early as a result of this request, Pensacola State College will accept the building "as is" and not require its demolition.

Our request is for the City to terminate the lease effective on December 31, 2022. Once the lease terminates, if the West Florida Library System needs additional time to relocate its materials, the College will work directly with them to establish a reasonable extension of time to facilitate their move.

We are aware that the termination of a lease for real property will require the approval of the City Council. Therefore, I ask that if you support our request that you initiate the process to place the matter on the Council's agenda. The Council's approval will allow us to make improvements to our campus that will benefit the citizens of Pensacola and Escambia County. Please let me know if there is anything that the College needs to do to facilitate this request.

Sincerely,



Edward Meadows

President