

# MEMORANDUM TO VENICE CITY COUNCIL

The Prospectus does not address the lease rate adjustments. The rate adjustments will be addressed in the near future and will be presented to City Council for approval. RCA is currently conducting a market analysis. In due time, they will provide us with their recommendations on lease rates, justification, and the best approach for implementing initial rate changes. We have instructed RCA to create a lease rate policy that will initially rise to the market rate. It will then follow a five-year cycle, with years 1–4 adjusted according to the Consumer Price Index (CPI), and year 5 adjusted to a market rate appraisal. Thus, we will never have our lease rates lag again.

By approving these documents by resolution, the existing and new residents of the VMMHP will be provided with updated information about the Park and policies for residing on the grounds.

**SUPPORTS STRATEGIC PLAN:** Goal Six: Preserve the Venice Quality of Life through Proper Planning

**COUNCIL ACTION REQUESTED:** For Council Adoption by Motion

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Yes    N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Document(s) Reviewed for ADA compliance (required if for agenda posting)	<i>Penny Ellis</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Attorney Reviewed/Approval	<i>Roy David Jackson Jr</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Risk Management Review	<i>Al Luna</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Finance Department Review/Approval	
		Funds Availability (account number):	

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Meta-Data Entry:

**Vendor Name:** Venice Municipal Mobile Home Park

**Document Date:** 8/26/2025

**Expiration Date:** N/A *(Note: If expiration date must be calculated go to [Date Calculator: Add to or Subtract From a Date](#))*

**Contract Type:** Choose a type from List.

**Contract Term:** N/A *(Note: Initial term plus renewable # of times for length of term, for example "3 Years + 2 x 1 Year")*

**Is this a Capital Improvement Contract?** No

**Insurance Expiration 1** Click or tap to enter a date mm/dd/yyyy.

**Insurance Expiration 2** Click or tap to enter a date mm/dd/yyyy.

**Is Contract Renewable?** No

**Contract Status** Active

**One-time E-mail Notification:** 30 days

**Notify Department 1:** Airport

**Notify Department 2:** City Manager

**Notify Department 3:** Choose a department to be notified.

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(\*For Record Retention Staff Completion Only\*):

**Note:** Complete the information below just prior to scanning. Then attach this document as the last page of the contract to be scanned.

**Scanned by:** \_\_\_\_\_

**Date scanned:** \_\_\_\_\_

**Original returned to:** \_\_\_\_\_

**Date returned:** \_\_\_\_\_











# Memorandum to City Council for Approval of Mobile Home Park Prospectus


Final Audit Report

2025-08-12

Created:	2025-08-12
By:	Nicholas Dumas (ndumas@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO1V6l2p8TET9ZSH7lAnV7KYxm440JVIS

## "Memorandum to City Council for Approval of Mobile Home Park Prospectus" History


-  Document created by Nicholas Dumas (ndumas@venicefl.gov)  
2025-08-12 - 2:09:39 PM GMT
-  Document emailed to Penny Elie (pelie@venicefl.gov) for signature  
2025-08-12 - 2:09:43 PM GMT
-  Email viewed by Penny Elie (pelie@venicefl.gov)  
2025-08-12 - 2:19:13 PM GMT
-  Document e-signed by Penny Elie (pelie@venicefl.gov)  
Signature Date: 2025-08-12 - 2:19:25 PM GMT - Time Source: server
-  Document emailed to Alan Bullock (abullock@venicefl.gov) for signature  
2025-08-12 - 2:19:27 PM GMT
-  Email viewed by Alan Bullock (abullock@venicefl.gov)  
2025-08-12 - 4:43:33 PM GMT
-  Document e-signed by Alan Bullock (abullock@venicefl.gov)  
Signature Date: 2025-08-12 - 4:43:42 PM GMT - Time Source: server
-  Document emailed to David Jackson (djackson@flgovlaw.com) for signature  
2025-08-12 - 4:43:45 PM GMT
-  Email viewed by David Jackson (djackson@flgovlaw.com)  
2025-08-12 - 4:47:53 PM GMT
-  Document e-signed by David Jackson (djackson@flgovlaw.com)  
Signature Date: 2025-08-12 - 4:49:16 PM GMT - Time Source: server

 Document emailed to James Clinch (JClinch@venicefl.gov) for signature

2025-08-12 - 4:49:18 PM GMT

 Email viewed by James Clinch (JClinch@venicefl.gov)

2025-08-12 - 6:46:58 PM GMT

 Document e-signed by James Clinch (JClinch@venicefl.gov)

Signature Date: 2025-08-12 - 6:50:47 PM GMT - Time Source: server

 Agreement completed.

2025-08-12 - 6:50:47 PM GMT



**Adobe Acrobat Sign**