

Beck, Jena

From: Schmidt, Devon <Devon.Schmidt@durangoco.gov>
Sent: Tuesday, September 10, 2024 9:48 AM
To: Harmer, Faye
Cc: Madrigal, José;Morgan, Mark
Subject: FW: Lease

Devon Schmidt

Chief Financial Officer
Financial Services

949 E. 2nd Avenue | Durango, CO 81301
Office: (970) 375-5040 DurangoCO.gov



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From: Rachel Brown <rachel@durango.org>
Sent: Tuesday, April 30, 2024 2:49 PM
To: Morgan, Mark <mark.morgan@durangoco.gov>
Cc: Schmidt, Devon <Devon.Schmidt@durangoco.gov>; Madrigal, José <jose.madrigal@durangoco.gov>; Sluis, Tom <Tom.Sluis@durangoco.gov>; Jessika Buell <Jessika.Buell@durangoco.gov>; Martin, Jim <Jim.Martin@durangoco.gov>
Subject: Re: Lease

Excellent. Thanks!

On Tue, Apr 30, 2024 at 1:03 PM Morgan, Mark <mark.morgan@durangoco.gov> wrote:

All good. Thanks for the follow up.



Mark Morgan

City Attorney | City Attorney's Office

949 East 2nd Avenue | Durango, CO 81301

Office: 970.375.5007



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From: Rachel Brown <rachel@durango.org>

Sent: Monday, April 29, 2024 12:11 PM

To: Morgan, Mark <mark.morgan@durangoco.gov>

Cc: Schmidt, Devon <Devon.Schmidt@durangoco.gov>; Madrigal, José <jose.madrigal@durangoco.gov>; Sluis, Tom <Tom.Sluis@durangoco.gov>; Jessika Buell <Jessika.Buell@durangoco.gov>; Martin, Jim <Jim.Martin@durangoco.gov>

Subject: Re: Lease

Hi Mark,

Local First and Durango Trails decided the office was not the right fit for them. So we have been publicly advertising the space and that is how Ms. Buell found it. She thinks it is a good fit for her two businesses.

The flyer we used is attached. Ms. Buell will be paying the advertised price, which is also the same rate that Visit Durango has been paying for the space. So, it is the market rate.

Please let me know if you need any other information from us to move forward.

Thanks,

Rachel

On Fri, Apr 26, 2024 at 12:19 PM Morgan, Mark <mark.morgan@durangoco.gov> wrote:

Does anyone know what happened to Local first and Durango trails?

Assuming they lost interest and/ or Lucky Services is a better fit for the space there is not issue with the lease. It should be documented as to objective factors for leasing to one entity over another and Ms. Buell should make full disclosures and the lease rate must be at or above market rates (which must be objectively documented.)



Mark Morgan

City Attorney | City Attorney's Office

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Office: 970.375.5007



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From: Schmidt, Devon <Devon.Schmidt@durangoco.gov>

Sent: Friday, April 26, 2024 11:24 AM

To: Morgan, Mark <mark.morgan@durangoco.gov>; Madrigal, José <jose.madrigal@durangoco.gov>; Sluis, Tom <Tom.Sluis@durangoco.gov>

Subject: Fw: Lease

FYI



Devon Schmidt

Chief Financial Officer

949 East 2nd Avenue | Durango, CO 81301



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Please note my email address has been changed to Devon.Schmidt@durangoco.gov. Please update your contact information for me.

From: Rachel Brown <rachel@durango.org>

Sent: Friday, April 26, 2024 11:22 AM

To: Sluis, Tom <Tom.Sluis@durangoco.gov>; Martin, Jim <Jim.Martin@durangoco.gov>; Schmidt, Devon <Devon.Schmidt@durangoco.gov>

Cc: Lehman, Catherine <Catherine.Lehman@durangoco.gov>; Fitz, Elliott <Elliott.Fitz@durangoco.gov>; Jones, Jason <Jason.Jones@durangoco.gov>; Chandra Stubbs <chandra@durango.org>

Subject: Re: Lease

Hi All,

Mayor Buell is interested in subleasing the offices on the 2nd floor at the Durango Welcome Center for her two businesses:

- Lucky Services
- Marketing Concepts Squared

Please let me know if you have any questions and if we are approved to move forward with the sublease.

Thanks,

Rachel

On Tue, Jan 16, 2024 at 2:54 PM Sluis, Tom <Tom.Sluis@durangoco.gov> wrote:

Jim, from Rachel:

“Assuming our Board votes to move forward with the new office lease on Thursday, what would the next steps be regarding a sublease (s)? Currently, Local First and Durango Trails have both looked at the space and are interested. They are also potentially interested in sharing it together. Do we need approval of the subtenants and the sublease and, if so, who should we ask about that?”

Tom



Tom Sluis

Public Information Officer

949 East 2nd Avenue | Durango, CO 81301

Office: 970.375.5003 | Cell: 970.764.5943



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From: Martin, Jim <Jim.Martin@durangoco.gov>

Sent: Tuesday, January 16, 2024 9:31 AM

To: Schmidt, Devon <Devon.Schmidt@durangoco.gov>; Rachel Brown <rachel@durango.org>; Sluis, Tom <Tom.Sluis@durangoco.gov>

Cc: Lehman, Catherine <Catherine.Lehman@durangoco.gov>; Fitz, Elliott <Elliott.Fitz@durangoco.gov>; Jones, Jason <Jason.Jones@durangoco.gov>

Subject: RE: Lease

Sorry, I did read that document, we could agree to sublease if we want to...but I would recommend we find out who they are looking at as a tenant. Do we have that info?



Jim Martin

Assistant City Attorney

949 East 2nd Avenue | Durango, CO 81301

Office: 970.375.5014



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From: Schmidt, Devon <Devon.Schmidt@durangoco.gov>
Sent: Tuesday, January 16, 2024 9:28 AM
To: Rachel Brown <rachel@durango.org>; Sluis, Tom <Tom.Sluis@durangoco.gov>
Cc: Lehman, Catherine <Catherine.Lehman@durangoco.gov>; Fitz, Elliott <Elliott.Fitz@durangoco.gov>; Jones, Jason <Jason.Jones@durangoco.gov>; Martin, Jim <Jim.Martin@durangoco.gov>
Subject: RE: Lease

Hey Jim- can you please weigh in on our agreement with Visit Durango and their ability to sublease(s)?

Thank you!



Devon Schmidt
Chief Financial Officer
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Need assistance? Please message me on [Teams!](#)

From: Rachel Brown <rachel@durango.org>
Sent: Monday, January 15, 2024 3:49 PM
To: Sluis, Tom <Tom.Sluis@durangoco.gov>

Cc: Schmidt, Devon <Devon.Schmidt@durangoco.gov>; Lehman, Catherine <Catherine.Lehman@durangoco.gov>; Fitz, Elliott <Elliott.Fitz@durangoco.gov>; Jones, Jason <Jason.Jones@durangoco.gov>

Subject: Re: Lease

External message - please be cautious when opening links or attachments in email.

Thanks Tom.

Assuming our Board votes to move forward with the new office lease on Thursday, what would the next steps be regarding a sublease (s)? Currently, Local First and Durango Trails have both looked at the space and are interested. They are also potentially interested in sharing it together. Do we need approval of the subtenants and the sublease and, if so, who should we ask about that?

Thanks!

Rachel

On Mon, Jan 8, 2024 at 8:04 AM Sluis, Tom <tom.sluis@durangogov.org> wrote:

Hi Rachel, moving forward with the lease discussions, use me as your point of contact. Sounds like between me and you and Jason Jones and Bob Griffin we can get this figured out. Thanks.

Tom Sluis

Public Information Officer

City of Durango

www.Durangogov.org



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