

DOCUMENT ROUTING FORM

✓ CMD 7/5/2013
4 ORIGINALS
①

NAME OF DOCUMENT: ② LEASE BETWEEN CITY AND BROWARD COUNTY MINORITY BUILDERS COALITION, INC
1445 NW 5TH AVENUE; 1200 NW 3RD STREET

③ Memorandum of Lease

7/25/13

Approved Comm. Mtg. on JULY 2, 2013 CAR#13-0926

ITEM: M - PH - 05 O - PH-5 R-

Routing Origin: CAO ENG. COMM. DEV. OTHER

Also attached: copy of CAR copy of document ACM Form # originals

By: Jonathan Brown forwarded to:
Initials

Capital Improvements defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, fixtures) that add value and/or extend useful life, inc. major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

1.) Approved as to Content: [Signature]
Department Director

Please Check the proper box: CIP FUNDED YES NO
Capital Improvement Projects

2.) Approved as to Funds Available: by N/A Date:
Finance Director

Amount Required by Contract/Agreement \$ N/A Dept./Div.

FUNDING SOURCE: Index/Sub-object N/A Project #

3.) City Attorney's Office: Approved as to Form # Originals to City Mgr. By:

Harry A. Stewart Cole Copertino Robert B. Dunckel XX [Signature]
Ginger Wald D'Wayne Spence Paul G. Bangel
Carrie Sarver DJ Williams-

4.) Approved as to content: Assistant Ci
By: Stanley Hawthorne, Assistant City Manage

BCMBC will manage city owned housing properties. The income they will earn is through lease payments from tenants

5.) City Manager: Please sign as indica
6.) Mayor: Please sign as indicated an
7.) To City Clerk for attestation and Cit

INST

8.) City Clerk: retains one original document and forwards original documents to
 Copy of document to Original Route form to
 Attach certified copies of Reso. # Fill-in date

2013 JUL 15 PM 1:50
CITY ATTORNEY'S OFFICE

7/18

5



Venice of America

CITY OF
FORT LAUDERDALE

Direct Line: (954) 828-5036

September 12, 2013

Brian C. Johnson, President
Broward County Minority Builders Coalition, Inc.
665 S.W. 27th Avenue
Fort Lauderdale, FL 33312

2013 SEP 13 PM 4:41
CITY CLERK

Re: Memorandum of Lease between City of Fort Lauderdale and
Broward County Minority Builders Coalition, Inc.;
1145 N.W. 5th Avenue
1200 N.W. 3rd Street

Dear Mr. Johnson,

Enclosed please find a copy of the Memorandum of Lease, recorded 9/12/2013 at
O.R. 50163 / 1616 – 1625, together with an original [unrecorded] Memorandum of Lease.

The recorded original is filed with the City Clerk's Office.

Thank you for your kind attention and consideration in this matter.

Very Truly Yours,

ROBERT B. DUNCKEL
Assistant City Attorney

L:\RBD\letters\2013\232JOHNSON.DOC

Enclosures

cc: Greg Durden, Esq.
Jonathan Brown, Housing & Community Development Mngr.
Wendy Gonyea, Assistant City Clerk IV

A-13-141



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered this 2nd day of July, 2013 by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, 100 North Andrews Avenue, Fort Lauderdale, FL 33301 (hereinafter "LESSOR" or "CITY"),

and

BROWARD COUNTY MINORITY BUILDERS' COALITION, INC., a Florida not for profit corporation, whose principal address is 665 S.W. 27TH Avenue, Suite 16, Fort Lauderdale, FL 33312, FEI/EIN # 237170674, its successors and assigns (hereinafter "LESSEE").

WITNESSETH:

1. LESSOR and LESSEE have entered a Lease Agreement, dated the 2nd day of July, 2013 whereby LESSOR has agreed to Lease to LESSEE and LESSEE has agreed to Lease from LESSOR the following described Leased Premises lying, situate and being in the City of Fort Lauderdale, County of Broward, State of Florida:

PARCEL ONE

Lots 1 and 2, Block 134 of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Folio # 4942 34 03 7570

(Street Address: 1145 N.W. 5th Avenue
Fort Lauderdale, FL)

PARCEL TWO

Lot 22, Block 3, of SEMINOLE FOREST, according to the Plat thereof, as recorded in Plat Book 14, Page 16 of the Public Records of Broward County, Florida; said lands lying, situate and being in Broward County, Florida.

Folio # 5042 04 20 0450

Memorandum of Lease

Lessor: City of Fort Lauderdale

Lessee: Broward County Minority Builders' Coalition, Inc.

Re: 1145 N.W. 5th Avenue & 1200 N.W. 3rd Street - Fort Lauderdale, FL

(Street Address: 1200 N.W. 3rd Street
Fort Lauderdale, FL)

(hereinafter, "Lease Agreement"). Fee Simple title to the Leased Premises is vested in the LESSOR / City of Fort Lauderdale and execution of the Lease Agreement was authorized pursuant to City Charter Section 8.13 by adoption of Resolution No. 13-XXX at a regular meeting of the City Commission.

2. The Term of the Lease is five (5) years commencing with the Effective Date. The Effective Date is July 15, 2013. There is one option to extend the term of the Lease for an additional five (5) years.

3. The terms and conditions of the Lease Agreement are incorporated herein by reference hereby.

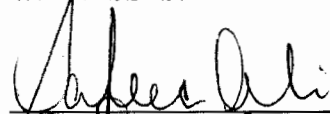
4. A copy of the Lease Agreement, together with any Amendments thereto, is on file with the City Clerk of the City of Fort Lauderdale whose address is currently 100 North Andrews Avenue, Fort Lauderdale, FL 33301.

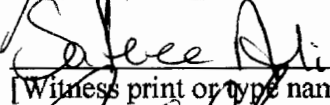
5. This Memorandum of Lease is being executed simultaneous with the execution of the Lease Agreement and shall be recorded in the Public Records of Broward County, Florida at LESSEE's expense.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

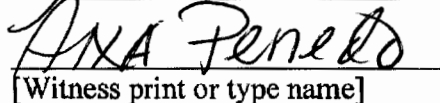
AS TO LESSOR:

WITNESSES:

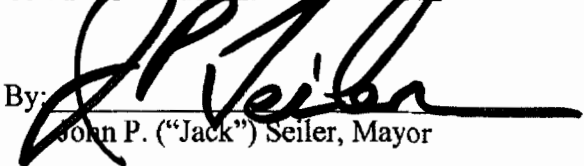


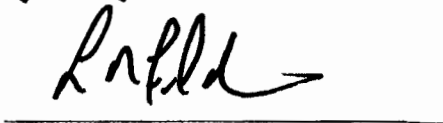

[Witness print or type name]




[Witness print or type name]

CITY OF FORT LAUDERDALE

By: 
John P. ("Jack") Seiler, Mayor



Lee R. Feldman, City Manager

ATTEST:

Memorandum of Lease

Lessor: City of Fort Lauderdale

Lessee: Broward County Minority Builders' Coalition, Inc.

Re: 1145 N.W. 5th Avenue & 1200 N.W. 3rd Street - Fort Lauderdale, FL





(CORPORATE SEAL)

Jonda K. Joseph
Jonda Joseph, City Clerk

APPROVED AS TO FORM:

Robert B. Dunckel
Robert B. Dunckel,
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this July 11, 2013, by JOHN P. ("JACK") SEILER, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Safeea A. Maloney
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Safeea A. Maloney
Name of Notary Typed,
Printed or Stamped

My Commission Expires: Dec 4, 2014

EE21991
Commission Number

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 9th July, 2013, by LEE R. FELDMAN, City Manager of the City of

Memorandum of Lease

Lessor: City of Fort Lauderdale
Lessee: Broward County Minority Builders' Coalition, Inc.
Re: 1145 N.W. 5th Avenue & 1200 N.W. 3rd Street - Fort Lauderdale, FL

73

BB

Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Donna M. Samuda
Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)

DONNA M. SAMUDA
Name of Notary Typed,
Printed or Stamped

My Commission Expires: January 30, 2017
EE 842025
Commission Number

AS TO LESSEE:

**BROWARD COUNTY
MINORITY BUILDERS'
COALITION, INC.,** a Florida not
for profit corporation

By: *[Signature]*
Brian Johnson, President

A. D. Wright
ANTHONY D. WRIGHT
[Witness type or print name]

[Signature]
Holly Barnes
[Witness type or print name]

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 26 day of June, 2013, by, Brian C. Johnson President of BROWARD COUNTY MINORITY

Memorandum of Lease

Lessor: City of Fort Lauderdale
Lessee: Broward County Minority Builders' Coalition, Inc.
Re: 1145 N.W. 5th Avenue & 1200 N.W. 3rd Street - Fort Lauderdale, FL

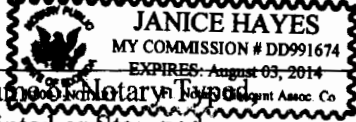
[Handwritten initials]

[Handwritten initials]

BUILDERS' COALITION, INC.. a Florida not for profit corporation. He is personally known to me or did take an oath.

(SEAL)

Janice Hayes
Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)


JANICE HAYES
MY COMMISSION # DD991674
EXPIRES: August 03, 2014
Name of Notary
Printed or Stamped

My Commission Expires: August 3, 2014

DD991674
Commission Number

L:\COMM DEV\Lease\BrowCoMinorityBuildersCoalition\MemorandumOfLease.1.doc

Memorandum of Lease

Lessor: City of Fort Lauderdale
Lessee: Broward County Minority Builders' Coalition, Inc.
Re: 1145 N.W. 5th Avenue & 1200 N.W. 3rd Street - Fort Lauderdale, FL

BJ

BJ