



CITY OF FORT LAUDERDALE
City Commission Agenda Memo

File #12-2435

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: November 20, 2012

TITLE: Consent Resolution – Executive Airport Parcel 17 –Land Lease Agreement
with the United States of America

Recommendation

It is recommended that the City Commission approve a resolution authorizing the City Manager to enter into a Land Lease Agreement with the United States of America for Executive Airport Parcel 17, in substantially the form attached, at an annual lease rate of \$103,600 from December 1, 2012 to November 30, 2013 with four (4) one year options to renew through November 30, 2017, exercisable by the United States of America with notice 90 days prior to the lease expiration date, subject to approval of Commission Agenda Memo 12-2408.

Background

The United States of America (Government) leases Executive Airport Parcel 17, consisting of 184,733 square feet or 4.241 acres, for use as the U.S. Army Nininger Reserve Center. The Lease Agreement is dated November 28, 1961 and expires on November 30, 2012. Rent on the Parcel is one dollar per year.

The Government has requested to enter into a Land Lease Agreement from December 1, 2012 to November 30, 2013 with four (4) one year options to renew through November 30, 2017, at the Government's option, exercised 90 days prior to the annual expiration date. Rent for each option year shall be \$103,600. The new rent amount represents eight percent (8%) of the appraised value of \$1,295,000. The Government has requested that the annual lease rate remain the same for the five-year period, given the short length of the lease.

This lease agreement is consistent with FAA guidelines and provides the Airport with an opportunity to generate a fair return on the property for the first time in the Airport's history. The 5-year term allows the Army to continue its operations in the short term and gives the Airport time to develop a long-term strategy for the property. Staff has presented the proposed terms to the Federal Aviation Administration and the agency does not have any objections.

This item was reviewed and approved by the Aviation Advisory Board at its October 25, 2012 meeting.

Resource Impact

There is a positive fiscal impact to the city in the amount of \$518,000.

Attachments

Exhibit 1 – Parcel 17 Sketch & Description

Exhibit 2 – Land Lease Agreement

Exhibit 3 – Resolution

Prepared By: Clara Bennett, Acting Deputy Director Transportation & Mobility

Department Director: Diana Alarcon, Director Transportation & Mobility