



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: July 2, 2013

TITLE: Public Hearing – Resolution authorizing execution of (i) a Lease with
Broward County Minority Builders Coalition, Inc. and (ii) Memorandum of
Lease in conjunction therewith

Recommendation

It is recommended the City Commission adopt a Resolution authorizing execution of (i) a Lease with Broward County Minority Builders Coalition, Inc. (BCMBC), a Florida not for profit organization qualified as an Internal Revenue Code Section 501 (c) (3) corporation (Exhibit 1) and (ii) a Memorandum of Lease therefor (Exhibit 2). The properties being leased are identified below. BCMBC will be responsible for all costs associated with the maintenance, management and upkeep of the following City owned residential units:

1. 1145 NW 5th Avenue, Fort Lauderdale, FL (*duplex*)
2. 1200 NW 3rd Street, Fort Lauderdale, FL (*triplex*)

Background

On April 16, 2013 the City Commission adopted a resolution declaring its intent to lease two properties to BCMBC. The resolution was adopted under Section 8.13 of the City's Charter which permits the City to lease city-owned property to civic and charitable organizations.

The city-owned properties consist of a duplex (1145 NW 5 Ave) (Exhibit 2) and a triplex (1200 NW 3 Street) (Exhibit 3), which have been recently rehabilitated using Community Development Block Grant (CDBG) funds. The properties were rehabilitated with the intention that they would provide rental opportunities for low to moderate income families. BCMBC provided project management services to the contractors that completed the rehabilitation of both properties. The triplex has received its Certificate of Occupancy (CO) and the CO for the duplex is imminent.

The properties being leased consist of affordable housing units that must be occupied by individuals / families that must meet the Department of Housing and Urban

Development's (HUD) definition of a low to moderate income individual or household. The City does not lease or manage residential property, and is being offered to a local non-profit organization that works with low-income individuals to provide housing opportunities. Because the City must rent the housing units to low-to moderate income individuals or families and the Minority Builders of Broward County works with low- to moderate income individuals, it city staff's opinion that partnering with a local non-profit to lease the units to the population that must be served is a good strategy and serves the best interests of the City. The City will lease the property to BCMBC, who in turn will sub-lease the units to eligible housing clients, and as the property manager will handle the day to day property management and ensure meets all Federal and State housing program requirements that apply.

The City's lease with BCMBC will require an annual payment to the City of \$1 per year, and includes a 5-year term with an option to extend for an additional 5 years.

About Broward County Minority Builders

BCMBC is a 501(c)(3) nonprofit corporation founded in 1971 and located in the City of Fort Lauderdale. BCMBC's mission is to enhance the construction industry in Broward County by ensuring the active participation of highly capable minority and women-owned businesses (M/WBEs) in contracting, and by expanding the opportunities for highly skilled citizens to join the local construction labor force. BCMBC offers programs that include: The Home Touch Program provides carpentry, plumbing electrical and other emergency home improvements to preserve health and safety and to correct code violations in owner occupied homes of persons 60 years or older; and a Community Improvement Program which assists with improving and maintaining owner occupied housing to correct code violations, prevent further deterioration, and stop the loss of energy and infiltration of outside elements.

Resource Impact

There will be no negative impact to the City's General Fund as a result of this lease agreement. The City and five low income families will benefit from the use of these units.

Related CAMs: 13-0558, 13-0723, 13-0882

Attachments: Exhibit 1 – Lease Agreement
Exhibit 2 – Memorandum of Lease
Exhibit 3 – Parcel 1 – BCPA data sheet
Exhibit 4 – Parcel 2 – BCPA data sheet
Exhibit 5 – Resolution

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