



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: August 18, 2015

TITLE: Motion Authorizing an Amendment to the Lease with 105 NE 3rd Street,
LLC for the City's Health & Wellness Center – \$3,600

Recommendation

It is recommended that the City Commission approve an amendment to the lease agreement for the City's Health & Wellness Center at 105 NE 3rd Street authorizing \$3,600 a year (\$300 monthly) in landscaping fees to the owner (105 NE 3rd Street, LLC).

Background

On March 19, 2013, the City Commission approved a six (6) year lease with two optional five (5) year extensions for the rental of office space at 105 NE 3rd Street for the City's Health & Wellness Center (CAM #13-0472). As of July 1, 2015, the City has started the third year of the lease that commenced on July 1, 2013 and will expire on July 1, 2019. Currently, the City is paying \$4,065.90 in monthly lease payments.

The City's current lease requires that the City maintain the landscaping around the property at 105 NE 3rd Street. However, this requirement has created some administrative issues for the City, in addition to some liability concerns related to City staff performing work on private property. The property owner, 105 NE 3rd Street, LLC, has agreed to amend the lease to transfer the landscaping maintenance from the City at the cost of \$300 a month (\$3,600 yearly) in landscaping fees. This will increase the City's monthly lease payment from \$4,065.90 to \$4,365.90.

Resource Impact

There is a fiscal impact for Fiscal Year 2015 in the amount of \$300. There will be a fiscal impact for Fiscal Year 2016 in the amount of \$3,600. Future expenditures are contingent upon approval and appropriation of the Fiscal Year 2016 Budget.

<i>Funds available as of July 23, 2015</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	PURCHASE AMOUNT
545-INS220101-3319	Self-Insured Health Benefits	Office Space Rent	\$64,613	\$20,953	\$300
PURCHASE TOTAL ►					\$300

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Internal Support Cylinder of Excellence, specifically advancing:

- Goal 12: Be a leading government organization, managing our resources wisely and sustainably.
- Objective 1: Ensure sound fiscal management.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are United*.

Attachments

Exhibit 1 – Amendment to Lease Agreement

Prepared by: Guy Hine, Risk Manager

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