

RESOLUTION NO. 15-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF ITS INTENT TO LEASE FOR PURPOSES CONSISTENT WITH THE PUBLIC GOOD PURSUANT TO SECTION 8.13 OF THE CITY CHARTER THE REAL PROPERTY LOCATED AT 1409 SISTRUNK BOULEVARD (NW 6<sup>th</sup> STREET), FORT LAUDERDALE, FLORIDA AND, MORE PARTICULARLY DESCRIBED BELOW, TO BROWARD COUNTY MINORITY BUILDERS COALITION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO BE USED TO OPERATE PROGRAMS TO SUPPORT SMALL BUSINESS DEVELOPMENT AND OTHER RELATED PUBLIC PURPOSES FOR A TERM NOT TO EXCEED FIFTY (50) YEARS AT AN ANNUAL RENT NOT TO EXCEED ONE AND NO/100 DOLLARS (\$1.00) SUBJECT TO FURTHER TERMS AND CONDITIONS AND PROVIDING NOTICE OF A PUBLIC HEARING BEFORE THE CITY COMMISSION ON AUGUST 18, 2015, FOR CONSIDERATION OF THE TERMS OF THE LEASE AND AUTHORIZING EXECUTION OF SAME BY THE PROPER CITY OFFICIALS.

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WHEREAS, the City of Fort Lauderdale, owns the real property located at 1409 Sistrunk Boulevard (NW 6<sup>th</sup> Street) ("Mizell Center") and

WHEREAS, the City finds that it is the City's best interest to renovate the Mizell Center and lease it to Broward County Minority Builders Coalition, Inc., a Florida not for profit corporation; and

WHEREAS, the Broward County Minority Builders Coalition, Inc., a Florida not for profit corporation, ("BCMBC") is desirous of leasing the Mizell Center from the City of Fort Lauderdale for a term not to exceed fifty (50) years; and

WHEREAS, according to its charter, BCMBC was created, in part, "...to initiate, facilitate, and encourage a forum for the construction related minority, women and veteran owned business enterprises to receive equal opportunity of employment and procurement opportunities in all areas of the industry..."; and

WHEREAS, the City finds that BCMBC has the capacity and ability to operate and manage several Small Business Development Programs; and

WHEREAS, operating Small Business Development Programs serves a valid public purpose; and

WHEREAS, such use of Mizell Center will not conflict with current and futures uses on public lands adjacent thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission of the City of Fort Lauderdale, pursuant to Section 8.13 of the City Charter, hereby declares its intention to lease the Mizell Center which is located at 1409 Sistrunk Boulevard (NW 6<sup>th</sup> Street), Fort Lauderdale, Florida, such property being more particularly described below, to Broward County Minority Builders Coalition, Inc., a Florida not for profit corporation, for a term not to exceed fifty (50) years at an annual rent not to exceed One and No/100 Dollars (\$1.00). The rental payments may be structured as monthly, annual or prepaid amount as determined by the City Manager. BCMBC shall operate and manage several Small Business Development Programs and other related public purposes within Mizell Center, said Mizell Center being more particularly described as follows:

That portion of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 2 of "LINCOLN PARK", according to the plat thereof as recorded in Plat Book 5, Page 2, Broward County records, described as follows:

Begin on the East line of Lot 1 at a point 20 feet North of the Southeast corner thereof; then North 89° , 35' 20" West along the North line of the South 20 feet of said Lots 1, 2, 3, 4, 5, 6, 7, and 8, 200 feet to the West line of Lot 8; thence North 00° 01' 40" East along said West line, 18.46 feet to a line 35 feet North of and parallel to the South boundary of the NE ¼ of Section 4, Township 50 South, Range 42 East; thence South 89° 41' 50" East along said parallel line, 200 feet to the East line of Lot 1; thence South 00° 01' 40" West along said East line, 18.83 feet to the Point of Beginning.

(Hereinafter, "Mizell Center")

SECTION 2. That the City Commission declares that leasing the Mizell Center to BCMBC is in the best interest of the City as the building will serve the public and provide a public benefit.

SECTION 3. That among the terms and conditions that will be incorporated in the lease shall be:

- A. Lease of Lease Premises
- B. Term of Lease
- C. Prepaid Rent and Additional Rent
- D. Use of Premises
- E. Hazardous Substances
- F. Condition of Leased Premises
- G. Liens
- H. Entry and Inspection of Premises
- I. Insurance and Indemnification
- J. Assignment and Subletting
- K. Lessor's Remedies
- L. Taxes and Utilities
- M. Compliance with Codes and Regulations
- N. Rights to Inspect and Audit
- O. Other Terms and Conditions

SECTION 4. That a Public Hearing shall be had before the City Commission on Tuesday, August 18, 2015, at 6:00 p.m., 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 or as soon thereafter as can be heard, regarding the proposed lease at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed lease, and, if the City Commission is satisfied with the terms and conditions of the proposed lease, the Commission will pass a Resolution authorizing execution of the lease by the proper City officials.

SECTION 5. That the City Clerk shall cause this Resolution to be published in full in the official newspaper for two (2) issues, with the first publication at least ten (10) days before the date of such Public Hearing scheduled for Tuesday, August 18, 2015, at 6:00 p.m., or as soon after as can be heard, at 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 and second publication five (5) days after the first publication.

SECTION 6. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this the \_\_\_\_th day of \_\_\_\_\_, 2015.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH