



TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Rickelle Williams, CRA Executive Director

DATE: May 19, 2026

TITLE: Motion Approving an Office Space Lease for the Community Redevelopment Agency Located at 501 NW 7th Avenue – **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a lease agreement between The Adderley (Landlord) and the Fort Lauderdale Community Redevelopment Agency (Tenant) for office space located at 501 NW 7th Avenue, Fort Lauderdale, FL 33311, effective October 1, 2026, through the sunset of the CRA.

Background

On May 20, 2022, the CRA entered into a Development Incentive Agreement with West Village, LLC for the construction of The Adderley, a mixed-use affordable housing development. As part of the approved incentive package, the Developer agreed to reserve 4,000 square feet of ground floor commercial space for the CRA's exclusive use. According to the agreement, the Northwest-Progresso-Flagler Heights (NPF) CRA, or its successors and assigns, will lease the space for a minimum of five (5) years at a below-market rate of \$10.00 per square foot, plus common area maintenance (CAM) expenses, beginning upon issuance of the Certificate of Occupancy for the building.

At the November 18, 2025, meeting of the CRA Board of Commissioners, a Budget Amendment was approved authorizing the appropriation of unspent funds in the amount of \$666,090 (CAM #25-1052). Of this amount, \$600,000 was appropriated from the Northwest-Progresso-Flagler Heights fund to the CRA Office Buildout Project.

On February 3, 2026, the CRA Board approved a Budget Amendment authorizing the appropriation of unspent remaining funds in the amount of \$898,998 (CAM #26-0052). Of this amount, \$150,000 was appropriated from the Central City fund to the CRA Office Buildout Project.

These appropriations will provide a total capital investment of \$750,000 to be used to design and construct the CRA's new office suite within The Adderley, transforming 4,000

square feet of raw commercial shell space into a fully functional, modern office environment. The anticipated office space buildout is expected to be completed by September 30, 2026, with an anticipated move in date by October 2026.

The buildout will follow the City procurement standards and be managed by the CRA in coordination with the project’s developer and general contractor to ensure cost efficiency and timely completion.

The proposed lease agreement is structured from October 1, 2026, through the sunset of the CRA. A summary of the terms of the lease is as follows:

- Lease Term: The initial lease term is five (5) years, with the option of two (2) additional five (5)-year extensions, permitting a maximum lease duration of fifteen (15) years.
- Annual Increase: 3% throughout the lease period.
- Commencement Date: October 1, 2026
- Base Rent:
 - Year 1 \$40,000.00
 - Year 2 \$41,200.00
 - Year 3 \$42,436.00
 - Year 4 \$43,709.08
 - Year 5 \$45,020.35
- Additional Rent for operating costs will be \$5.00 per rentable square feet of the premises as its contribution to its proportionate share with a 3% annual increase.
 - Year 1 \$20,000.00
- Prepaid Rent: First full month of monthly Base Rent and Additional Rent, totaling \$5,000.
- Property Expenses: Tenant is responsible for all utilities to the leased premises.

Resource Impact

Prepaid rent costs are available in the account listed below. Prepaid rent must be paid at the time the lease agreement is signed. Rent costs are approved as part of the Fiscal Year 2027 Budget. Future fiscal year expenditures are contingent upon City Commission adoption of the annual operating budgets.

Funds available as of May 13, 2026					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-101-1530-552-30-3319	NW Progresso Flagler Heights Redevelopment Area	Office Space Rent/Services & Materials	\$572,957	\$232,921	\$5,000
TOTAL AMOUNT ►					\$5,000

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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

Attachment

Exhibit 1 – Lease Agreement

Prepared by: Vanessa Martin, Acting CRA Manager

CRA Executive Director: Rickelle Williams