



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#24-0882

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

FROM: Susan Grant, Acting City Manager

DATE: September 17, 2024

TITLE: Motion Approving the First Amendment to the Lease Agreement between
Cypress West, LLC and the City of Fort Lauderdale - **(Commission
District 1)**

Recommendation

City staff recommends that the City Commission approve a first amendment to the lease agreement ("Agreement") between Cypress West, LLC ("Landlord") and the City of Fort Lauderdale ("City" or "Tenant"). This amendment pertains to temporary office space for the City's police department.

Background

On September 19, 2023, the City entered into an Agreement with the Landlord for office space at 1515 West Cypress Creek, totaling approximately 47,602 rentable square feet. The Agreement term is 24-months that expires on September 30, 2025. The Agreement includes two one-year renewal options, with a one-year notice to the landlord for renewal.

The office space is being utilized by the Fort Lauderdale Police Department while the new police headquarters (PDHQ) building is being constructed. The new police headquarters building is scheduled to be completed in the fourth quarter of 2025. City staff negotiated the first amendment to the Agreement to include a six-month extension, rather than a full year, which provides ample time for the transition to the new building.

The PDHQ budget includes three years of temporary office space rental expenditures with a year three expense of approximately \$1,406,000. By amending the Agreement to a six-month period, rather than an additional twelve-month period, the cost of rental is less than planned and will generate project savings of approximately \$703,000. The project savings will be repurposed to fund other PDHQ related expenses.

The proposed first amendment terms include a six-month term extension, commencing on October 1, 2025, and ending March 31, 2026, with a base rental rate of \$25.00 per square foot.

Resource Impact

There will be expenses associated with this amendment totaling \$703,505 in FY 2026 for the additional six-month period, which are accounted for in the budget listed below:

<i>Funds available as of September 10, 2024</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program/Project)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Project)	AVAILABLE BALANCE (Project)	AMOUNT
10-352-5999- 521-60-6551- P12573	New Police Headquarters	Leases and Rentals	\$144,875,000	\$6,258,531	\$703,505
TOTAL AMOUNT ►					\$703,505

Strategic Connections

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

- Guiding Principle: Fiscal Responsibility

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Here*.

Attachments

Exhibit 1 – Lease Agreement

Exhibit 2 – Proposed First Amendment

Prepared by: Angela Salmon, Assistant to the City Manager, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager