



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

#19-1186

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: December 3, 2019

TITLE: Motion Approving Lease Amendment with Walnut Street Capital, LLC for Property Located 521 NE 4 Avenue – **(Commission District 2)**

Recommendation

It is recommended that the City Commission approve the first amendment to a lease agreement with Walnut Street Capital, LLC for office space utilized by the Building Services Division located at 521 NE 4 Avenue.

Background

On March 19, 2019, the City Commission approved a five (5) year lease for property located at 521 NE 4 Avenue for the Department of Sustainable Development to house the Building Services Division and administrative personnel for the department. The First Amendment of the lease calls for a 'turnkey' building inclusive of new impact windows, impact doors, and installation of a new 100 KW gas generator. The amendment includes the following:

- Section 36(f) - Annual Budgetary Funding/Cancellation is included to state that future fiscal year expenditures are contingent upon Commission adoption of requested annual operating budgets.
- Landlord shall install impact windows, doors, and generator in accordance with Section 3 of the Lease. The cost of the generator is \$110,282.80 and the cost of the impact windows and doors is \$67,897.52.
- Landlord has agreed to pay for Twenty-Five (25%) Percent of the cost of the impact windows and doors.
- Tenant agrees to pay the balance of the Additional Tenant Improvements in the amount of \$161,205.94 as Additional Rent for the first two years of the term.
- In addition, the City shall have the right of first refusal to purchase the Property within the first term of the lease.

Resource Impact

Funds for this agreement in the amount of \$80,602.97 are available in the FY 2020 Budget in the account(s) listed below:

<i>Funds available as of November 21, 2019</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
140-DSD034002-3319	Building Permits	Services/Materials/ Office Space Rent	\$3,253,296	\$2,364,722	\$80,603
			TOTAL AMOUNT ►		\$80,603

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning.

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

Attachment

Exhibit 1 – Lease Amendment

Prepared by: Luisa Agathon, City Manager’s Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager