



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

#23-0306

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

FROM: D'Wayne M. Spence, Interim City Attorney

DATE: April 18, 2023

TITLE: Motion Authorizing the Exercise of the First Three (3) Year Extension
Option under Lease by and between City of Fort Lauderdale and 1 East
Broward Owner LLC and Execution of the First Amendment -
(**Commission District 2**)

Recommendation

The City Attorney's Office recommends the City Commission authorize the exercise of the first three (3) year option of a Lease by and between City of Fort Lauderdale and 1 East Broward Owner LLC, as successor to One Broward Blvd Holdings LLC, and authorize the proper City officials to execute the First Amendment, in substantially the form attached as Exhibit 2

Background

At its January 24, 2017, City Commission Regular Meeting (CAM No. 16-0964), the City of Fort Lauderdale entered into a lease agreement with One Broward Blvd Holdings LLC, for Suite No. 1605, consisting of approximately 3,575 rentable square feet, located at One East Broward Blvd, Fort Lauderdale, Florida (the "Lease"). This suite provides office space and conference rooms for the litigation section of the City Attorney's office.

The current monthly rent is \$7,943.44 with an additional monthly rent of \$4,825.00 for common area maintenance expenses.

In addition, the Lease grants the City the option to extend the Lease for two (2) additional three-year terms. The City Attorney's Office requests the City exercise one of the options and extend the term of the Lease for three (3) years starting on August 1, 2023 and ending July 31, 2026, subject to budget and appropriation. The Annual Base Rent would increase as set forth below which represents a four percent (4%) increase in the annual base rent plus the City's percentage share of the common area expenses of 1.04% which is estimated at \$16.75 per rentable square foot for the calendar year 2023. All other terms and conditions of the Lease remain unchanged and in full force and effect.

<u>Time Period</u>	<u>Per Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Base Rent</u>
August 1, 2023 – July 31, 2024	\$29.50	\$8,788.54	\$105,462.50
August 1, 2024 – July 31, 2025	\$30.68	\$9,140.08	\$109,681.00
August 1, 2025 – July 31, 2026	\$31.91	\$9,505.69	\$114,068.24

Resource Impact

Expenses related to this agreement is included in the FY 2023 operating budget in the account listed below.

<i>Funds available as of March 30, 2023</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT/ ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-514-1202-30-3319	City Attorney	Services/Materials/ Office Space Rent	\$1,117,909	\$369,480	\$27,227.08
TOTAL AMOUNT ►					\$27,227.08

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 resources wisely and sustainably
- Objective 1: Ensure sound fiscal management

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

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

Attachment

Exhibit 1 – Existing Lease

Exhibit 2 – First Amendment

Exhibit 3 – Letter of Intent

Prepared by: Lynn Solomon, Assistant City Attorney, City Attorney's Office

Charter Officer: D'Wayne M. Spence, Interim City Attorney