



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

#23-0388

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

FROM: Greg Chavarria, City Manager

DATE: April 18, 2023

TITLE: Motion Approving the Lease Agreement between YMCA of South Florida, INC and the City of Fort Lauderdale, in Substantially the Form Attached - \$231,863 (10-Year Rent) - **(Commission District 3)**

Recommendation

Staff recommends the City Commission approve a lease agreement, in substantially the form attached, between YMCA of South Florida, INC ("YMCA") and the City of Fort Lauderdale ("City") for a police substation located at 1409 NW 6 Street, commonly known as LA Lee YMCA Family Center / Mizell Community Center (Exhibit 1).

Background

In 2013, the Community Redevelopment Agency Board passed a motion to fund a police substation on the Sistrunk corridor. As a result, a lease agreement was made between Roy Mizell & Kurtz Funeral Home and the City, which expired on September 30, 2022. The funeral home that houses the police substation is a 60 year old structure and was not designed to meet the needs of a modern police substation. Given the former, police began looking for a new space to lease.

Before the lease expired, the YMCA and Police Department expressed interest on a shared space. A lease between the YMCA and the City will provide an ideal location for the police substation, while the availability of police officers on site will help foster positive relationships within the community, and ultimately benefit the clients and neighboring residents.

There will be a one-time upfront build out cost not to exceed \$225,000. This cost will cover the build out of the unit and to purchase furniture, fixture and equipment needed to create a functional police substation on the ground level of the YMCA building. This investment will house the Community Support Unit for the area, which includes one (1) sergeant, three (3) officers, and one (1) public safety aide.

Annual rent for the expired lease with Roy Mizell & Kurtz Funeral Home amounts to \$22,272. Annual rent for a lease with the YMCA will be \$20,600.

The lease has been negotiated with the terms set forth below (Exhibit 2).

- Lease Term – Ten (10) years. Commencing on May 1, 2023, and ending April 30, 2033
- Rate – Annual rate will be \$16,480 (\$20.00 per square foot) with an annual two and half percent (2.5%) increase.
- Operating Expenses – Common Area Maintenance Annual rate will be \$4,120 (\$5.00 per square foot), with an annual three percent (3%) increase.
- The City will receive 150 days of rent abatement while build-out takes place, this amounts to \$6,729
- New Office Space – 824 square feet

Resource Impact

There will be a fiscal impact in the amount of \$1,854 (after 150 day rent abatement and 5 months CAM) for FY 2023 for rent and operating expenses.

Funds available as of April 5, 2023					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-101-1530-552-30-3319	Northwest Flagler Progresso Redevelopment	Services/Materials/ Office Space Rent	\$948,865	\$399,229	\$1,854
TOTAL AMOUNT →					\$1,854

Strategic Connections

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

- The Public Safety Focus Area
- Goal 6: Build a safe and well-prepared community.
- Objective: Prevent and solve crime in all neighborhoods.

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

Related CAMs

#23-0420

#23-0423

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Proposed Lease

Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Greg Chavarria, City Manager