

11-15-16
BR-1
REVISED
CAM



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#16-1380

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

FROM: Lee R. Feldman, ICMA-CM, Executive Director *inf. L*

DATE: November 15, 2016

TITLE: **REVISED BR-1** - Revised Office Lease Calculations for the Community Redevelopment Agency (CRA)

The purpose of this memorandum is to clarify previously approved CAM # 16-0904 correcting rent calculations for 914 Sistrunk Boulevard (also known as Sixth Street Plaza) resulting from an increase in square footage and an annual increase in rent of three (3%).

At its September 7, 2016 meeting, the CRA Board of Commissioners approved CAM# 16-0904 which indicated the CRA would occupy 6,000 square feet. The new lease agreement indicates an increase of CRA occupancy (as to suites 100 and 200) from 6,000 square feet to 6,136 square feet causing a variance in CAM #16-0904. The incorrect amount calculated in the body of CAM#16-0904 was \$84,493.

The annual calculations for base rent for the CRA's portion of space will be \$10.00 per square foot for year one and will increase, based on a 3% cumulative fixed cost. For excess rental payments made from September 2015 to September 2016, the CRA will receive a rent credit from the landlord of \$14,225.25. This credit will be reflected in the lease payments made for October, November, and December 2016. Fiscal Year 2017 rent for CRA office space will total \$87,478.95 (\$57,656.95 base rent plus an additional \$29,913 for additional rent charges/operating expenses).

Housing and Community Development (HCD) will not begin paying rent until January 2017. HCD's rent portion was reflected incorrectly in the funding box on CAM# 16-0904. The annual calculations for base rent for HCD's portion of space, (as to unit 103) will be \$12.00 per square foot for year one and will increase, based on a 3% cumulative fixed cost. Fiscal Year 2017 rent for HCD office space beginning on January 1, 2017 through September 30, 2017 will total \$31,560.93 (\$20,543.40 base rent plus an additional \$11,017.53 for rent charges/operating expenses). HCD will occupy approximately 2,260 square feet. HCD's lease payment will be allocated across the administrative funds received from the Department of Housing & Urban Development (HUD) and Florida Housing Finance.

Resource Impact

There is no fiscal impact with this agenda item. Rent costs were approved as part of the Fiscal Year 2017 Budget.

<u>Funds available as of November 7, 2016</u>					
<u>ACCOUNT NUMBER</u>	<u>INDEX NAME (Program)</u>	<u>CHARACTER CODE/ SUB-OBJECT NAME</u>	<u>AMENDED BUDGET (Character)</u>	<u>AVAILABLE BALANCE (Character)</u>	<u>PURCHASE AMOUNT</u>
<u>106-CRA060605- 3319</u>	<u>NPF Redevelopment</u>	<u>Services & Materials/ Office Space Rent</u>	<u>\$1,187,311.00</u>	<u>\$1,063,039.00</u>	<u>\$43,739.48</u>
<u>106-CRA070605- 3319</u>	<u>Beach Redevelopment</u>	<u>Services & Materials/ Office Space Rent</u>	<u>\$341,056.00</u>	<u>\$272,254.00</u>	<u>\$43,739.47</u>
<u>108-MGR120802- 3316</u>	<u>Housing Grant Administration</u>	<u>Services & Materials/ Office Space Rent</u>	<u>\$55,970.00</u>	<u>\$24,409.00</u>	<u>\$31,560.93</u>
<u>PURCHASE TOTAL ►</u>					<u>\$119,039.88</u>

Related CAM

#16-0904

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