



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0336

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: April 21, 2020

TITLE: Resolution Approving Lease Agreement Between the City of Fort
Lauderdale and Lifeline Christian Fellowship, Inc. for City-Owned Property
Located at 2941 NW 19 Street, Fort Lauderdale, Florida, 33311, Pursuant
to Section 8.09 of the City Charter – **(Commission District 3)**

Recommendation

It is recommended that the City Commission adopt a resolution approving a lease agreement with Lifeline Christian Fellowship, Inc (“Lifeline Christian Fellowship”) for City owned property located at 2941 NW 19 Street, Fort Lauderdale, Florida, 33311, pursuant to Charter Section 8.09.

Background

The property located at 2941 NW 19 Street (Folio: 494229000330) is no longer needed for public use. The site is approximately 18,567 square feet with a 1,583 square foot building. The building was originally a residential property built in 1983 that was last used as a daycare facility. The property is located in the Rock Island Community about one block east of the intersection of NW 19 Street and NW 31st Avenue (Dr. Martin Luther King Boulevard), both transportation arteries into the City. The property was previously declared for sale without any successful bidders.

On November 19, 2019, the City Commission adopted Resolution 19-234 declaring the City’s intent to lease the property for a term not to exceed fifty (50) years, inclusive of renewal periods. The City sought out proposals that would enhance and activate the site. On January 17, 2020, the City received three proposals, two from Lifeline Christian Fellowship, Inc. and one from the Broward County Section National Council Negro Women, Inc. At the February 18, 2020 Commission Meeting, City Commission authorized City Manager to commence negotiations with Lifeline Christian Fellowship for the development of a childcare center.

A summary of the lease agreement are as follows:

- Lease Term – Twenty-five (25) year term with one (25-year) option to renew.
- Commencement Date – The issuance of a Temporary Certificate of Occupancy

for the Premises.

- Rent – \$1,100 monthly rent with an annual increase of three percent (3%)
- Improvements: Lessee will be investing approximately \$75,000 in improvements to bring the property up to compliance. If construction is not completed within 18 months upon the Lease Commencement Date the City has the right to terminate the Lease.

Resource Impact

There will be a positive impact of \$13,200 annually in rent revenue at a future fiscal year, upon the issuance of a Temporary Certificate of Occupancy.

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2024 initiative, specifically advancing:

- 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

Attachments

Exhibit 1 – Proposed Lease Agreement

Exhibit 2 – Resolution

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