



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

#20-0361

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 5, 2020

TITLE: Motion Approving Second 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 second 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. On December 3, 2019, the City Commission approved a first amendment to the lease to include new impact windows, impact doors, and installation of a new 100 KW gas generator. The second amendment addresses Section 3 and 5 of the lease agreement as follow:

- Section 3 – Under Tenant Improvements the parties agree to further include framing, drywall, finishing, and painting of previously agreed exposed concrete block structure (CBS) finish.
- The cost of the new work amounts to \$66,000. Landlord has agreed to pay for all the work prior to occupancy. In return, the City agrees to pay months 13, 25 and 37 of rent, for a total of \$56,363.60 to cover the cost of the additional work required by the City.
- Section 5 – Under Base Rent the City will forgo months 13, 25, & 37, which previously served as free rent months, to cover expenses for the new work.

Resource Impact

There will be a fiscal impact to the City in the amount of \$56,363.60 in future fiscal years.

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 – Lease Agreement

Exhibit 2 – First Lease Amendment

Exhibit 3 – Property Map

Exhibit 4 – Second Lease Amendment

Prepared by: Luisa Agathon, City Manager's Office

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