



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

**#20-0390**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 19, 2020

**TITLE:** Resolution Authorizing the City Manager to Execute Amendments to Lease  
Agreements for City-Owned Property to Defer Rent Payments -  
**(Commission Districts 2 and 4)**

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**Recommendation**

It is recommended that the City Commission adopt a resolution authorizing the City Manager to execute amendments to lease agreements for City-owned property to defer rent payments for three months (April-June 2020). The rent deferment amount will be paid over a period of three months commencing on July 2020 until September 2020.

**Background**

The COVID-19 pandemic crisis has adversely affected our community, and the City of Fort Lauderdale is sensitive to the stress and financial impact our businesses. The State, County, and City have all issued various orders that have prevented continued operations for some of these businesses. The City Manager's Office and Colliers International ("Colliers") are currently managing 18 lease agreements for properties throughout the City. Out of the 18 there are ten (10) retail/commercial tenants (Attachment 1). Many of these retail tenants have reached out to the City seeking deferment of rent payments to assure the longevity of their business and the security of their contractual lease agreements.

To assist lessees in navigating recent operational disruption and financial impacts, staff recommends offering a 90-day rent deferment for the months of April, May, and June without extending the terms of the lease agreements. The rent deferment amount will be paid over a period of three months commencing on July 2020 until September 2020. The proposed rent deferment totals approximately \$190,000. At the end of the deferral period, lessees will begin making their normal monthly rent payments with the total amount of the deferred payments being paid as an additional charge to the normal monthly payment over a period of three months from July 2020 through September 2020.

Qualitative data collected and shared by the Florida City and County Management Association (FCCMA) highlighted similar examples from other municipalities around the state implementing 90-day rent deferment for city-owned properties. Based on the current market conditions nationwide, Colliers also recommends this type of rent assistance for commercial leases.

The delegated authority will allow the City Manager to amend lease agreements for a 90-day rent deferment without extending the terms of the lease.

**Resource Impact**

This action will not have negative impact to the City in Fiscal Year 20 if all rent revenue is collected by September 2020.

**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 – City of Fort Lauderdale Retail Leases

Exhibit 2 – Amendment to Lease Agreement

Exhibit 3 – Resolution

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