



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

#21-0492

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 18, 2021

TITLE: Motion Approving Second Amendment to the Lease Agreement between
Asuman 57th Street, LLC and the City of Fort Lauderdale - \$333,881.15 (60-
month rent) - (**Commission District 4**)

Recommendation

Staff recommends the City Commission approve the second amendment to the lease agreement between Asuman 57th Street, LLC and the City of Fort Lauderdale for office space being utilized by the City Attorney's Office (CAO).

Background

Since May 2, 2011, the City of Fort Lauderdale has leased office space located at 600 South Andrews Avenue, Fort Lauderdale, Florida 33301 (Exhibit 1). The leased office space is occupied by the City of Fort Lauderdale Assistant City Attorneys (City Prosecutors). In March 2016, the CAO exercised its option to extend the term of the Lease which expires on May 31, 2021 (Exhibit 2). The CAO is negotiating an extension of the Lease according to the terms set forth below (Exhibit 3).

- Lease Term – Five (5) years
- Effective Date – June 1, 2021
- Rent – Commencing on June 1, 2021, and ending May 31, 2022, the rent shall be \$5,240.67. Proceeding June 1, 2022, and each year thereafter in the term, rent shall increase by three percent (3%).
- The City will have to pay its percentage share of real estate taxes (i.e. Increase) over the base year of 2021.
- The Landlord has agreed to make certain Tenant Improvements.
- The City will receive three (3) months of rent abatement over the term of the lease for months 13, 25, and 37.

Resource Impact

Funds for this second amendment for office space located at 600 South Andrews Avenue, for June 2020 through September 2020, in the amount of \$20,962.68, are available in the FY 2021 Budget in the account listed below:

<i>Funds available as of May 4, 2021</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
001-ATT010101-3319	City Attorney	Services/Materials/ Office Space Rent	\$849,211	\$251,294	\$20,962.68
TOTAL AMOUNT ►					\$20,962.68

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

This item advances the *Fast-Forward Fort Lauderdale Vision Plan 2035: We are United*.

Attachments

Exhibit 1 – Lease Agreement
Exhibit 2 – First Amendment
Exhibit 3 – Second Amendment
Exhibit 4 – Location Map

Prepared by: Angela Salmon and Luisa Agathon, City Manager's Office

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager