



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

#21-0497

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 1, 2021

TITLE: Motion Approving First Amendment to the Lease Agreement Between
KMAC LLC and the City of Fort Lauderdale for Property Located at 255 NE
3rd Avenue - \$680,760.96 (60-month rent) - (**Commission District 2**)

Recommendation

Staff recommends the City Commission approve the first amendment to the lease agreement between KMAC LLC and the City of Fort Lauderdale for property located at 255 NE 3rd Avenue, Fort Lauderdale, Florida 33301. The property will be utilized for office space by the Fort Lauderdale Police Department's Office of Internal Affairs.

Background

Since January 1, 2017, the Fort Lauderdale Police Department's Office of Internal Affairs has leased office space located at 255 NE 3rd Avenue, Fort Lauderdale, Florida 33301. The office space is occupied by the seven staff members. The Office of Internal Affairs is made up of one captain, one lieutenant, four sergeants, and one administrative aid. The captain is responsible for overseeing the Office of Internal Affairs which is tasked with receiving and investigating complaints of misconduct. The lieutenant and sergeants are responsible for investigating complaints of misconduct or violations of policy by any Police Department employee. The administrative aide is responsible for running the day-to-day operations of the office, preparing documents, and serving as the Department liaison for the Citizen Complaint Review Board. The Office of Internal Affairs serves as the clearinghouse for all administrative investigations, complaints Department-wide and issuance of discipline.

The current lease expires on December 31, 2021 (Exhibit 1). In December 2020, the Fort Lauderdale Police Department's Office of Internal Affairs expressed interest in extending the term of the Lease for an additional five years. The office space is in the heart of Fort Lauderdale and accessible to members of the community by foot, car, and mass transit. The location and layout of the office space accommodates the community with a discreet and central location (Exhibit 2). The terms of the first amendment and extension of the Lease is set forth below (Exhibit 3).

A summary of the amended terms is as followed:

- Lease Term – Five (5) years
- Effective Date – January 1, 2022 – December 31, 2027
- Rent – \$28.75/sq. ft. net of janitorial and utilities - \$100,107.50/annually, and each year thereafter in the term, rent shall increase by three percent (3%)
- Operating expense and utilities – 8.16/sq. ft. - \$28,413.12/annually
- Use of six (6) parking spaces

Resource Impact

There is no current fiscal impact for this item. Future fiscal year expenditures are contingent upon Commission adoption of annual operating budgets.

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 – Location Map

Exhibit 3 – First Amendment

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

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