



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: July 28, 2021

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXECUTE AMENDMENT NO. 1 TO THE LEASE DATED MAY 26, 2021, BETWEEN THE RDA (LANDLORD) AND THE MIAMI BEACH CHAMBER OF COMMERCE (TENANT) FOR USE OF SUITE NO. 6 AT THE ANCHOR SHOPS, LOCATED AT 100 – 16 STREET; SAID AMENDMENT REMOVING TENANT'S OBLIGATION TO PAY OPERATING EXPENSES.**

BACKGROUND/HISTORY

On February 19, 2021 the Finance and Economic Resiliency Committee recommended in favor of executing a new Lease with the Miami Beach Chamber of Commerce at the Anchor Shops, located at 100 16th Street, Suite No. 6, Miami Beach, Florida. Such lease for an initial term for one (1) year with two (2) additional one (1) year renewal terms at the option of the RDA.

Pursuant to Resolution No.655-2021, the Miami Beach Redevelopment Agency (RDA) entered into a Lease dated May 26, 2021 with the Miami Beach Chamber of Commerce (Tenant) for approximately 721 square feet of ground floor retail space at the Anchor Shops, located at 100 16th Street, Suite No. 6, (Premises).

ANALYSIS

The Lease was executed on May 26, 2021 based upon the following financial terms:

Rental Rate: \$1.00 annually

Operating Expenses: Tenant shall pay its proportionate share of Property Taxes, Insurance, and Common Area Maintenance for the Anchor Shops and Parking Garage. \$8.81/sq. ft. per year - \$529.34 per Month.

The MBCC Visitor Center, a nonprofit organization is unable to meet the Operating

Expenses as stipulated in the lease agreement due to its limited income. The inclusion of the Operating Expenses in this Lease was an oversight and Tenant is requesting that the Lease be amended to correct this provision of the Lease dated May 26, 2021. It has always been the Landlord's intention to partner with MBCC to provide the Visitor Center as a benefit for the City of Miami Beach and not a for profit program.

CONCLUSION

In consideration of the foregoing, the Executive Director recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency approve in the form attached hereto as Attachment "A", Amendment No. 1 to the lease agreement between the Miami Beach Redevelopment Agency (Landlord) and Miami Beach Chamber of Commerce (Tenant).

Attachments:

"A" – Amendment No. 1