RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXTEND, ON A MONTH-TO-MONTH BASIS, THE FOLLOWING AGREEMENTS FOR THE REMAINING TENANTS OF THE SOUTH SHORE COMMUNITY CENTER, LOCATED AT 833 SIXTH STREET: (1) LEASE AGREEMENT AND USE AGREEMENT FOR SOUTH FLORIDA SENIORS IN ACTION, (2) LEASE AGREEMENT AND USE AGREEMENT FOR LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE, INC, AND (3) LEASE AGREEMENT FOR MIAMI DADE COUNTY COMMUNITY ACTION AGENCY; SAID EXTENSIONS COMMENCING ON JANUARY 1, 2023, FOR A PERIOD NOT TO EXCEED DECEMBER 31, 2023, BASED UPON THE CURRENT FINANCIAL TERMS, IN ORDER TO PROVIDE THE CITY WITH ADDITIONAL TIME TO IDENTIFY SUITABLE RELOCATION OPTIONS FOR THE TENANTS AT THE CITY'S EXPENSE, NECESSITATED BY THE ANTICIPATED CONSTRUCTION OF THE NEW FIRE STATION AT THE SITE OF THE CENTER.

WHEREAS, the South Shore Community Center ("Center") is located at 833 6th Street and is owned by the City; and

WHEREAS, the City leases the spaces at the Center to various not-for-profit and community-based organizations that provide services and assistance to the Miami Beach community; and

WHEREAS, the South Shore Community Center has been designated as the location for the construction of a new fire station as part of the General Obligation Bond (GOB) improvements and is pending the construction commencement date, slated as a project in phase 3; and

WHEREAS, the Center is currently occupied by the following three (3) Tenants:

1. South Florida Seniors in Action, Inc. ("SFSIA") provides a variety of services to the elderly community, and pursuant to a Lease Agreement, occupies 142 square feet of office space on the ground floor of the Center;

2. Little Havana Activities and Nutrition Centers of Dade County, Inc. ("LHANC") operates its Rainbow Intergeneration Childcare Center, and pursuant to a Lease Agreement, occupies 2,919 square feet of interior space; and pursuant to a Letter License Agreement, occupies 7,002 square feet of adjacent exterior playground space; and

3. Miami Dade County Community Action Agency ("CAA") occupies 691 square feet of office space at the Center, and pursuant to a Lease Agreement, dated July 26, 2011, operates the South Beach Community Enrichment Center, which empowers economically disadvantaged individuals, families and communities to achieve self-sufficiency through resource mobilization, service delivery, education and advocacy; and

WHEREAS, on January 13, 2021, the Mayor and Commission adopted Resolution No. 2021-31545 approving the extensions of these Agreements from October 1, 2019, through December 31, 2021; and

WHEREAS, on December 8, 2021, the Mayor and City Commission adopted Resolution No. 2021-31928, approving the month-to-month extension for two of the three the Tenants currently occupying the Center, SFSIA and LHANC, based upon the current financial terms, commencing on January 1, 2022 and ending on December 31, 2022; and

WHEREAS, on January 20, 2022, the Mayor and City Commission adopted Resolution No. 2022-31977, approving the month-to-month extension for CAA, based upon the current financial terms, commencing on January 1, 2022 and ending on December 31, 2022; and

WHEREAS, the construction of the Fire Station is set to begin on or around June 2023; and

WHEREAS, City staff is currently working on finalizing the schedule of values to construct temporary trailers for the relocation of the LHANC Rainbow Intergenerational Childcare Center to Flamingo Park, located at 1240 Michigan Avenue; and

WHEREAS, the Administration recommends that the Mayor and City Clerk approve the month-to-month extensions for the Tenants currently occupying the Center, commencing on January 1, 2023, for a period not to exceed December 31, 2023 (Extended Term); and

WHEREAS, during the Extended Term, the City, through its City Manager, and for its convenience, and without cause or penalty, may terminate the Agreements at any time by giving written notice to Tenants of such termination, which shall become effective within thirty (30) days following receipt by Tenants, or refusal to accept by Tenants, of such notice.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby authorize the City Manager to extend, on a month-to-month basis, the following Agreements for the remaining Tenants of the South Shore Community Center, located at 833 Sixth Street: (1) Lease Agreement and Use Agreement for South Florida Seniors in Action, (2) Lease Agreement and Use Agreement for Little Havana Activities and Nutrition Centers of Dade, Inc., and (3) Lease Agreement for Miami Dade County Community Action Agency; said extensions commencing on January 1, 2023, for a period not to exceed December 31, 2023, based upon the current financial terms, in order to provide the City with additional time to identify suitable relocation options for the Tenants at the City's expense, necessitated by the anticipated construction of the new fire station at the site of the Center.

PASSED and **ADOPTED** this _____ day of _____2022.

_____
Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney 8-24-22 Date