

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), ACCEPTING THE RECOMMENDATION OF THE CITY'S FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND APPROVING, IN SUBSTANTIAL FORM, A LEASE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), AS LANDLORD AND MIAMI BEACH GAY PRIDE, INC., AS TENANT, FOR USE OF APPROXIMATELY 721 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AS AN OFFICE, AT THE ANCHOR SHOPS AND GARAGE, LOCATED AT 100-16 STREET, SUITE NO. 5, MIAMI BEACH, FLORIDA (PREMISES), FOR AN INITIAL TERM OF THREE (3) YEARS WITH TWO (2) OPTIONS OF ONE (1) YEAR EACH, AT THE EXECUTIVE DIRECTOR'S DISCRETION; AND FURTHER AUTHORIZE THE EXECUTIVE DIRECTOR TO FINALIZE AND EXECUTE THE LEASE AGREEMENT.

WHEREAS, the Miami Beach Redevelopment Agency (the "RDA") is a public body corporate and politic, which owns that certain project commonly known as the "Anchor Shops", containing a garage and ground floor retail spaces located in the area bounded by Washington Avenue and Collins Avenue, in the proximity of 16th Street; and

WHEREAS, the RDA has approximately 721 square feet of vacant ground floor retail space, located at Anchor Shops, 100-16 Street, Suite No. 5, Miami Beach, FL 33139 ("Premises"); and

WHEREAS, Miami Beach Gay Pride, Inc. (Tenant) contacted Administration regarding their interest in the vacant space; and

WHEREAS, the organization, currently offices in Miami Beach and their current lease is set to expire in June 2023, and the organization desires to relocate within Miami Beach at the Anchor Shops; and

WHEREAS, as part of lease negotiations, the Tenant provided a Letter of Interest, which is set forth as Exhibit B to the Redevelopment Agency Memorandum accompanying this Resolution; and

WHEREAS, the essential business terms and conditions are outlined below:

Landlord:	Miami Beach Redevelopment Agency (RDA)
Tenant:	Miami Beach Gay Pride, Inc. d/b/a Miami Beach Pride
Premises:	+/- 721 square foot Premises located at 100-16 Street, Suite 5, Miami Beach, FL 33139
Term:	Three (3) Years

Renewal

Options: Two Options for one (1) year renewal term each at the City Manager's sole discretion.

Lease

Commencement: The Lease Commencement date will be the date Landlord delivers the Premises to Tenant.

Rent

Commencement: The first day of the month following possession.

Base Rental Rate: \$33.29 per rentable square foot, plus applicable sales tax.

Annual Rent Increases: The base rental rate shall be increased by two percent (2%) annually.

Prepaid Rent: Tenant shall be required to pay the first month's gross rent in the amount of \$2,000.00 which shall be due upon lease execution.

Security Deposit: The amount of \$2,000.00 shall be due upon execution of the Lease, in addition to first month's rent.

Guarantor: None

Operating Expenses: Tenant will not be required to pay operating expenses for Premises.

Utilities: Tenant shall be responsible for the cost of its utilities (electricity, and water and sewer expenses).

Construction Allowance: Tenant shall accept the premises in "**AS-IS**" condition and shall perform any necessary work at its sole cost and expense.

Signage: Tenant shall have the ability to install exterior signage, subject to the approval of Landlord in its proprietary and regulatory capacities.

Use: Tenant shall use the Leased Premises solely for the purpose of an office for the organization as Tenant obtains all the necessary licenses and approvals from the governing municipalities.

WHEREAS, the Letter of Intent was submitted at the May 24, 2023 Finance and Economic Resiliency Committee (FERC) meeting and the FERC recommended in favor of approving a new lease with Tenant based upon the terms and conditions outlined herein; and

WHEREAS, based upon the competitive rental rate and the favorable lease terms, the Executive Director recommends accepting the recommendation of the FERC and approving, in substantial form, the proposed new lease agreement, incorporated herein by reference and attached to the Redevelopment Agency Memorandum accompanying this Resolution as Composite Exhibit "B".

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members of the Miami Beach Redevelopment Agency hereby accept the recommendation of the City's Finance and Economic Resiliency Committee, and approve, in substantial form, a Lease agreement between the Miami Beach Redevelopment Agency (RDA), as Landlord, and Miami Beach Gay Pride, Inc, as Tenant, for use of approximately 721 square feet of ground floor retail space at the Anchor Shops and Garage as an office, located at 100-16 Street, Suites No. 5 (Premises), for a term of three (3) years, with two (2) options of one (1) year each, at the Executive Director's discretion; and further authorize the Executive Director to finalize and execute the Lease Agreement.

PASSED and **ADOPTED** this ____ day of _____ 2023.

ATTEST:

Dan Gelber, Chairperson

Rafael E. Granado, Secretary

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



General Counsel *gnt*

6-8-23

Date