

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE, AND WAIVING, BY 5/7TH VOTE, THE COMPETITIVE BIDDING REQUIREMENT IN SECTION 82-39(A) OF THE CITY CODE, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY, AND FOLLOWING A DULY ADVERTISED PUBLIC HEARING, APPROVING, IN SUBSTANTIAL FORM, A NEW LEASE BETWEEN THE CITY AND MDGLCC FOUNDATION, INC. D/B/A MIAMI-DADE GAY & LESBIAN CHAMBER OF COMMERCE (TENANT), FOR APPROXIMATELY 2,543 SQUARE FEET OF OFFICE SPACE, LOCATED IN HISTORIC CITY HALL, 1130 WASHINGTON AVENUE, 1ST FLOOR NORTH, MIAMI BEACH, FLORIDA, FOR A PERIOD OF THREE (3) YEARS, COMMENCING APRIL 1, 2019 AND ENDING MARCH 31, 2022, WITH TWO (2) ADDITIONAL RENEWAL OPTIONS, FOR THREE (3) YEARS EACH, AT THE CITY MANAGER'S SOLE DISCRETION; AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE FINAL NEGOTIATED LEASE.

WHEREAS, on March 10, 2010, the Mayor and City Commission passed Resolution No. 2010-27354, approving a Lease Agreement between the City and MDGLCC Foundation, Inc., d/b/a Miami-Dade Gay & Lesbian Chamber of Commerce (MDGLCC or Tenant), for approximately 2,543 square feet of City-owned property, located on the first floor of Historic City Hall, located at 1130 Washington Avenue; and

WHEREAS, MDGLCC is a nonprofit, 501(c)(3) organization comprising over 1,200 members and 600 businesses, and uses the premises as a chamber of commerce and visitor center to provide a free public amenity while promoting diversity, tourism, and local commercial interests; and

WHEREAS, the original lease term was three (3) years, commencing on April 1, 2010, with two (2) additional three (3) year renewal terms, the final of which is set to expire March 31, 2019; and

WHEREAS, on March 13, 2013, the Mayor and City Commission adopted Resolution No. 2013-28153, accepting the recommendation of the Finance and Citywide Projects Committee (FCWPC) and approving an amendment to the Lease Agreement (Amendment), thereby implementing a rent reduction; and

WHEREAS, the Amendment modified the Lease Agreement such that: annual rent was lowered from \$50,860 to \$30,000 per year and annual three (3%) percent rent escalations were eliminated; MDGLCC was no longer obligated to pay building operating expenses and building insurance as additional rent; and MDGLCC expanded operating hours from five to seven days/week, while adding staff members and additional public services; and

WHEREAS, the City Commission found the Tenant's request for a rent reduction as reasonable, not only because of persistent maintenance and repair issues at the historic building, but the rent reduction served to offset the MDGLCC's costs associated with providing enhanced services; and

WHEREAS, at the September 14, 2018 meeting of the FCWPC, the Tenant requested, and the Committee recommended approval of, a new lease, generally under the same terms and conditions of the Tenant's existing lease, including fixed rent without annual increases; and

WHEREAS, MDGLCC has demonstrated a strong commitment to the building and to the community, and has made improvements to the space that have resulted in an attractive, functional office; and

WHEREAS, in recognition of the nonprofit's contribution to the City, the Administration recommends approving, in substantial form, a new Lease Agreement, incorporated herein by reference and attached to the City Commission Memorandum accompanying this Resolution.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the Finance and Citywide Projects Committee, and waive, by 5/7th vote, the competitive bidding requirement in Section 82-39(a) of the City Code, finding such waiver to be in the best interest of the City, and following a duly advertised public hearing, approve, in substantial form, a new lease between the City and MDGLCC Foundation, Inc. d/b/a Miami-Dade Gay and Lesbian Chamber of Commerce (Tenant), for approximately 2,543 square feet of office space, located in Historic City Hall, 1130 Washington Avenue, 1st Floor North, Miami Beach, Florida, for a period of three (3) yeas, commencing April 1, 2019 and ending March 31, 2022, with two (2) additional renewal options, for three (3) year each, at the City Manager's sole discretion; and further authorize the Mayor and City Clerk to execute the final negotiated lease.

PASSED and ADOPTED THIS ___ day of _____ 2018.

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

DAN GELBER, MAYOR

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

10/3/18
Date