

To: The Honorable Mayor and City Council

From: Larry M. Spring, Jr, City Manager

Date: March 27, 2018

RE: Leasing of Office Space



---

**RECOMMENDATION**

City Administration is recommending the approval of an office space lease located at 809 thru 811 NE 125 Street; to be used as an offsite customer service area for various departments.

**BACKGROUND**

As the City continues to grow and in an effort to provide a better customer experience for the residents and individuals that do business with the City of North Miami, we find it necessary to rent additional office space. The space is approximately 3,100 square feet and will be outfitted to house a portion of the Code Enforcement staff as well as customer contact employees from utility billing, finance and code enforcement. The landlord has agreed to rent the space for \$1.66/sqft/mo. or \$5,200 for a term of up to three years with no increases. We expect to spend an additional ninety thousand dollars for tenant buildout.

**ATTACHMENT(s)**

Resolution

Draft Lease

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF A LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN 805 REALTY, LLC, AS LANDLORD AND THE CITY OF NORTH MIAMI, AS TENANT, FOR PROPERTIES LOCATED AT 809 AND 811 NE 125TH STREET FOR A TERM OF THREE (3) YEARS COMMENCING ON OR ABOUT APRIL 1, 2018 UNTIL MARCH 31, 2021 IN THE INITIAL YEARLY BASE RENT AMOUNT OF SIXTY-TWO THOUSAND NINETEEN DOLLARS AND NINETY-SIX CENTS (\$62,019.96); PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, the City administration is proposing to lease space from 805 Realty, LLC for the relocation of certain City functions; and

**WHEREAS**, under the terms of the lease agreement, the City of North Miami will lease the properties located at 809 and 811 NE 125<sup>th</sup> Street for a term of three (3) years commencing on or about April 1, 2018 until March 2021 in the initial Yearly Base Rent amount of \$62,019.96; and

**WHEREAS**, the Mayor and City Council believe that it is in the best interest of the City and its residents to enter into a lease agreement for this purpose.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Authorization to Execute Lease Agreement.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the execution of a Lease Agreement, in substantially the attached form, between 805 Realty, LLC, as landlord and the City of North Miami.

**Section 2. Authorization of City Manager.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Manager to do all things necessary to effectuate the terms of the lease agreement.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D. O., Pharm D.	_____ (Yes)	_____ (No)
Vice Mayor Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilman Scott Galvin	_____ (Yes)	_____ (No)
Councilman Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilman Alix Desulme	_____ (Yes)	_____ (No)