



Broward County

Legislation Details (With Text)

File #: 20-1408 **Version:** 1

Status: Agenda Ready

In control: County Administration - Real Property Section

On agenda: 10/6/2020 **Final action:** 10/6/2020

Title: MOTION TO APPROVE Sixth Amendment to Lease Agreement between Lauderhill Mall Investment, LLC. (Landlord) and Broward County (Tenant) ("Business Lease") for premises at Lauderhill Mall located at 1267-1531 NW 40th Avenue in Lauderhill to be used for the Supervisor of Elections, extending the term of the Business Lease, amending the repairs terms relating to Landlord's repairs and revising the base rent; and authorize the Mayor and Clerk to execute same. (Commission District 9)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Sixth Amendment to Lease, 2. Exhibit 2 - Property Fact Sheet - Folio 494136000012

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Broward County Commission Regular Meeting

Director's Name: Bertha Henry

Department: County Administration

Division: Real Property

Information

Requested Action

MOTION TO APPROVE Sixth Amendment to Lease Agreement between Lauderhill Mall Investment, LLC. (Landlord) and Broward County (Tenant) ("Business Lease") for premises at Lauderhill Mall located at 1267-1531 NW 40th Avenue in Lauderhill to be used for the Supervisor of Elections, extending the term of the Business Lease, amending the repairs terms relating to Landlord's repairs and revising the base rent; and authorize the Mayor and Clerk to execute same. **(Commission District 9)**

Why Action is Necessary

Board of County Commissioners' approval is required to lease property pursuant to Broward County Administrative Code, Section 6.23.

What Action Accomplishes

Approves the Sixth Amendment to the Business Lease, which extends the term of the current lease while a new facility for the Supervisor of Elections is identified and developed, amends the repair obligations for the Landlord, and adjusts the base rent.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

COUNTY ADMINISTRATION/REAL PROPERTY SECTION RECOMMENDS APPROVAL OF THE ABOVE MOTION.

On November 4, 2003, Tenant and Lauderhill Mall Investment, LLC., successor in interest to High Glen Developments Limited, Inc., and Rossland Real Estate Limited, Inc., entered into a lease agreement, for approximately 50,000 square feet located at 1501 Northwest 40th Avenue, Lauderhill, Florida 33313, for the Broward County Supervisor of Elections warehouse. The lease was subsequently amended five times, including on May 16, 2006, January 12, 2010, February 8, 2011, December 10, 2013, and, most recently, June 23, 2015 ("Fifth Amendment"). Pursuant to the Fifth Amendment, the premises were expanded from 50,000 square feet to approximately 79,780 square feet.

On January 7, 2020, Tenant exercised its second and final renewal option extending the lease term until June 23, 2021. The Sixth Amendment to the lease adds three years, extending the lease until June 23, 2024, and the right to extend for five additional one-year terms with a 30-day notice. The Amendment also revises the repairs clause, setting terms for inspections and repairs as needed prior to the November 2020 election and future elections, and provides for an annual increase rate of 2% for the initial term and extensions which has been renegotiated from 3% for the Fifth Amendment term.

All documents have been reviewed and approved as to form by the Office of the County Attorney.

Source of Additional Information

Lary S. Mahoney, Director, Real Estate Development, (954) 357-7357

Steve Hammond, AIA, Acting Director, Public Works Department, (954) 357-6410

Fiscal Impact

Fiscal Impact/Cost Summary

There is no fiscal impact to Broward County.