



City of Coral Gables
CITY COMMISSION MEETING
February 14, 2023

ITEM TITLE:

Resolution. A Resolution of the City Commission authorizing the approval of a Second Amendment to Lease between the City of Coral Gables and 338 Minorca Law Center, LLC for the property located at 338 Minorca Avenue, First Floor, Coral Gables, FL 33134 for an additional three (3) months (05/01/23-07/31/23) for the location of the administrative offices of the City’s Parking Department.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

After the sale of the 2801 Salzedo Public Safety Building on March 23, 2021, the City’s Parking Department administrative staff was temporarily relocated to the City Hall Annex Building with the long-term plan of relocating the Parking Department’s offices to the City’s Minorca Parking Garage at 254 Minorca Avenue, Coral Gables, FL 33134 (the “Minorca Garage”) which at the time was under design/permitting for construction.

In April of 2021, because of the City’s 427 Biltmore Way, Coral Gables, FL 33134 building construction/renovation project, the city needed the City Hall Annex building to relocate Development Services personnel. Therefore, on May 1, 2021, pursuant to Resolution 2021-71, the City of Coral Gables (the “Tenant”) entered into a Lease Agreement (the “Lease”) for a one-year term (05/01/21-4/30/22), with 338 Minorca Law Center, LLC (the “Landlord”) for the first floor of 338 Minorca Avenue, Coral Gables, FL 33134 (the “Premises”) to temporarily relocate the City’s Parking Department offices. The Premises are ½ block from both the Police and Fire Headquarters Building and the Minorca Garage site and across the street from the City’s Municipal Parking Lot #18 where the Department’s patrons/visitors park. Ample street parking is also available right in front of the Premises.

On April 11, 2022, pursuant to Resolution No. 2022-61, Landlord and Tenant amended the Lease for an additional one-year term (05/01/22-4/30/23) which allowed for early termination after January 3, 2023, by providing sixty (60) days written notice, and increased the Base Rent to \$2,266.00 per month.

In order to allow for the City’s completion of the Minorca Garage’s construction, the Tenant has requested, and Landlord has agreed, to extend the Lease for an additional three (3) months (05/01/23-7/31/23) allowing for early termination by providing a sixty

(60) day written notice, with the Base Rent remaining at \$2,266.00 per month. Upon completion of the Minorca Garage’s construction, the City’s Parking Department will permanently move its offices to the garage.

The negotiated lease terms remain as follows:

- **Landlord Improvements:** The space will continue to be leased in a tenantable condition, which includes existing furnishings and built-in office workstations and storage.
- **Use:** Office for City’s Parking Department Administrative staff.
- **Term:** A three-month extension term (05/01/23-7/31/23) which allows for early termination by the Tenant providing sixty (60) days written notice to the Landlord.
- **Rent:** The rent will remain at \$2,266.00 per month during the three-month term.

<u>Period</u>	<u>Annual Base Rent</u>	<u>Monthly Installments</u>
Lease Year 1 05/01/21-04/30/22	\$26,400.00	\$2,200.00
Lease Year 2 05/01/22- 4/30/23	\$27,192.00	\$2,266.00
Three (3) Month Extension 05/01/23- 7/31/23	Three Month Extension \$6,798.00	\$2,266.00

- **Costs:** The monthly rent includes all maintenance expenses, janitorial services, and utility charges. City costs include IT/telephone/internet services.
- **Security:** No security deposit shall be required of the Tenant under this Lease.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
460-8300-545-49-90	\$6,798.00	Other Miscellaneous Expense

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
May 11, 2021	2021-71	Lease Approval
March 29, 2022	2022-61	First Amendment to Lease Approval

ATTACHMENT(S):

1. **Draft Resolution**
2. **Landlord Executed Second Amendment to Lease**