

1 EXHIBIT 1

2 RESOLUTION NO. 2017 -

3 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
4 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
5 AUTHORIZING THE CITY MANAGER TO EXECUTE AN
6 AMENDMENT TO THE LEASE AGREEMENT BETWEEN
7 THE CITY AND MANHATTAN REALTY CORP EXTENDING
8 THE LEASE OF THE FIRE STATION PARCEL; AND
9 PROVIDING AN EFFECTIVE DATE.

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11 WHEREAS, Chapter 23, Section 23-12(7) of the Hallandale Beach Code requires
12 City Commission approval for change orders which exceed the lower of \$50,000 or ten
13 percent of the award of the city commission; and
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15 WHEREAS, Resolution No. 2013-146 authorized the sale of the existing fire
16 station building and parcel to Manhattan Realty pursuant to the "Purchase and Sale
17 Agreement", and authorized the City Manager and City Attorney to negotiate a lease for
18 the leaseback of the fire facility during the construction of the new fire station; and
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20 WHEREAS, on September 8, 2014, the "Commencement Date", the City and
21 Manhattan Realty entered into the Agreement for the lease of the Demised Premises: Fire
22 Station Parcel located at the N.E. corner of S.W. 2nd Avenue and S.W. 3rd Street; and
23

24 WHEREAS, the term of the initial Agreement ended twenty-four (24) full months from
25 the Commencement Date. After the initial term, the City remained as a tenant on a month
26 to month basis for a maximum of twelve (12) additional months; and
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28 WHEREAS, the twelve month extension ends on September 8, 2017 and the new
29 fire station will not be completed by this date; and
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31 WHEREAS, in order to maintain fire rescue operations during the remainder of the
32 construction, the City Manager has entered into negotiations with Manhattan Realty to
33 extend the lease for the remainder of the new station's construction; and
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35 WHEREAS, City Administration and Manhattan Realty Corp. (collectively "parties")
36 have negotiated a lease extension to the commercial lease agreement to extend the term
37 for an additional six (6) months at a rate of seven thousand five hundred dollars (\$7,500)

per month; and

WHEREAS, the parties have agreed that for any reason the City remains on the premises longer than six (6) months, the lease will extend month to month at the prior rate of nine thousand seven hundred two dollars and 60/100 (\$9,702.60) per month; and

WHEREAS, the Mayor and City Commission have determined that it is in the best interest of the City of Hallandale Beach and its residents to authorize the City Manager execute a lease extension agreement with Manhattan Realty Corp. to extend the commercial lease agreement for the fire station parcel located at the N.E. corner of S.W. 2nd Avenue and S.W. 3rd Street for a term of six (6) months with an option to extend month to month.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:

SECTION 1. City Manager's Authorization to negotiate and execute lease extension agreement. The Mayor and City Commission hereby authorize the City Manager execute a lease extension agreement with Manhattan Realty Corp. to extend the commercial lease agreement for the fire station parcel located at the N.E. corner of S.W. 2nd Avenue and S.W. 3rd Street for six (6) months with an option to extend month to month.

SECTION 2. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED on ____ day of September, 2017.

JOY F. COOPER

MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

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74 MARIO BATAILLE, CMC

75 CITY CLERK

76 APPROVED AS TO LEGAL SUFFICIENCY

77 FORM

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80 JENNIFER MERINO

81 CITY ATTORNEY

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