



**Hallandale Beach**  
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400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	September 6, 2017		<b>Item Type:</b> <i>(Enter X in box)</i>	Resolution X	Ordinance	Other	
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	Yes	No	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	1 <sup>st</sup> Reading		2 <sup>nd</sup> Reading	
	X			<b>Public Hearing:</b> <i>(Enter X in box)</i>	Yes	No	Yes
<b>Funding Source:</b>	Fire Administration 2210-544040 Space Rental/Lease		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	Yes		No	
<b>Account Balance:</b>	FY18 Budget \$20,000		<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	Yes		No	
<b>Project Number :</b>	12221		<b>RFP/RFQ/Bid Number:</b>	N/A			
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: <i>(Enter X in box)</i>				
	X		Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal <input type="checkbox"/>				
<b>Sponsor Name:</b>	Roger M. Carlton, City Manager		Department: Fire Rescue		Mark Ellis, Fire Chief		

### Short Title:

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

### Staff Summary:

### Background:

The current Fire Station 7 is located at 121 SW 3<sup>rd</sup> Street. In 2013, the City entered into a contract which sold this property to Manhattan Realty. Included in this contract was a two year lease-back to allow time for the design and construction of the new Fire Station 7 on Foster Road. After the two year lease period concluded, there was an option for the City to pay \$10,000 per month for up to 12 months to continue leasing the current fire station property, should the new fire station not be complete in time. This 12 month extension ends on September 8, 2017.

The new fire station will not be completed by this date. In order to maintain fire rescue operations during the remainder of the construction, the City Manager entered into negotiations with Manhattan Realty to extend the lease for the remainder of the new station's construction. The extension allows for the City to remain in the current fire station for an additional six months at a rate of \$7,500 per month. Should the fire station be completed before this six month period ends, the City may terminate the lease with 30 days' notice. Should the lease need to be extended beyond six months, the City may lease the property for additional months at a rate of \$9,700 per month.

**Why Action is Necessary:**

Resolution No. 2013-146 authorized the sale of the existing fire station building and parcel to Manhattan Realty pursuant to the "Purchase and Sale Agreement", and authorized the City Manager and City Attorney to negotiate a lease for the leaseback of the fire facility during the construction of the new fire station. Chapter 23, Section 23-12(7) of the Hallandale Beach Code requires City Commission approval for change orders which exceed the lower of \$50,000 or ten percent of the award of the city commission.

**Fiscal Impact:**

The terms of the lease extension indicate an expenditure of \$45,000 if the full six months is utilized. Since staff does not anticipate that the full six months of this lease term will need to be utilized, \$20,000 has been budgeted for FY18 for this purpose.

**Proposed Action:**

Staff recommends approval of the attached six month lease extension.

**Attachment(s):**

Attachment 1 – Resolution  
Attachment 2 – Agreement

Prepared by:



Stephanie S. Delgado