



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	March 6, 2019		Item Type: <small>(Enter X in box)</small>	Resolution	Ordinance	Other		
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading		
		X						
			Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes	No	
Funding Source:	n/a		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No		
						X		
Account Balance:	n/a		Quasi-Judicial: <small>(Enter X in box)</small>	Yes		No		
						X		
Project Number :	N/A		RFP/RFQ/Bid Number:	n/a				
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>					
	X							
Sponsor Name:	Greg Chavarria, Interim City Manager		Department: City Manager's Office					

SHORT TITLE:

DISCUSSION ON LIBRARY LEASE AGREEMENT

STAFF SUMMARY:

Background:

In 2009, the City Commission approved Ordinance 2009-11 (second reading on September 16, 2009) authorizing the lease of the City owned property north of City Hall, to Broward County for Library purposes. The lease agreement (Exhibit 2) was for a 10 year term expiring on September 30, 2019.

Current Situation:

The current lease will end on September 30, 2019. Staff is providing recommendations for the City Commission to consider that will enhance the agreement with Broward County. Staff offers the following recommendations:

1. Alterations, Improvements, Repairs and Maintenance. The library is currently set to undergo renovations, which are expected to commence before the end of 2019. The renovations consist of new flooring, new lighting, and interior painting. The County is responsible for all the items mentioned, however the current agreement language does not address any requirements for alterations or improvements, parameters for assessing when repairs are necessary, and detailed scope and performance measures for ongoing maintenance. Staff recommends to include exterior specific maintenance actions with a more frequent basis. These items will be developed in more detail with the County staff to ensure the facilities are adequately maintained and preserve the beautification efforts of the City.
2. Update to Termination Clause. The current lease agreement only allows the County to terminate the agreement. Staff recommends a mutual termination clause that will be in line with existing terms and conditions set by the City.
3. Reduction in Length of Term and Removal of County's Option to Buy. Staff recommends reducing the lease term from 10 years to 5 years. The reduction allows the City to have flexibility to update the terms, if necessary, on a more frequent basis. Additionally, removal of the County's option to buy the property, should the City decide to sell the property, greatly increases the City's ability to control the property, or utilize the land as needed in the near future.

Staff seeks additional input from the City Commission on any other items related to the Library lease agreement. Any recommendations for enhancement to the facilities, programming, or potential partnerships opportunities are welcome.

Upon completion of negotiations with Broward County, an ordinance will be presented to the City Commission in June for approval of the new lease agreement.

Proposed Action:

The City Commission provide feedback and direction related to entering into a lease agreement with Broward County for the library.

Attachment(s):

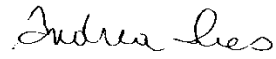
Exhibit 1 – Hallandale Beach Library Lease Agreement

Prepared By:



Tom Camaj
Contracts Coordinator

Reviewed by:



Andrea Lues
Procurement Director

Reviewed By:



Interim City Manager
Greg Chavarria