



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
4/7/2021	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	3/3/2021	4/7/2021
		Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Advertising Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Quasi Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
File No.:				
21-052				
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
NA	NA	NA	NA	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NA	City Manager, Dr. Jeremy Earle	City Manager	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Finance & Budget		<input checked="" type="checkbox"/> Organizational Capacity		<input type="checkbox"/> Infrastructure/Projects
Implementation Timeline:				
Estimated Start Date: 3/3/2021 Estimated End Date: 3/2/2026				

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AND AUTHORIZING THE LEASE OF THE CITY OWNED PROPERTY LOCATED AT 300 SOUTH FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA TO BROWARD COUNTY FOR USE AS THE HALLANDALE BEACH BRANCH LIBRARY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The City Commission is being asked to consider a proposed lease to Broward County for the property located at 300 S. Federal Hwy for continued use as the Hallandale Beach Branch Library for an initial term of five (5) years, and five (5) additional optional terms of five (5) years, for a total potential lease term of thirty (30) years.

Section 5.01 (4)(f) of the City Charter and Section 20-17 of the City Code of Ordinances require that leasing of City land be authorized by Ordinance.

Background:

In 2009, the City Commission approved Ordinance 2009-11 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. Since its expiration, the lease has continued on a month-to-month basis, per the terms of the agreement. The County currently pays a rent of one dollar (\$1) per year under the former agreement. The same rental is proposed.

Current Situation:

The City has been in communication with Broward County to address the revisions to the library lease agreement. The following revisions are being presented at the time of 1st reading of the Ordinance:

1. Alterations, Improvements, Repairs and Maintenance. The library is currently set to undergo renovations. The renovations consist of new flooring, new lighting, and interior painting. The County has allocated approximately One Million Four Hundred and Twelve Thousand Three Hundred Dollars (\$1,412,300) for future Improvements including approximately One Hundred Thousand Dollars (\$100,000) in furniture. The proposed agreement includes authorization to make the improvements as well as an amortization schedule that would require the City to pay back the remaining value of the improvements should the agreement be terminated prior the 15th year.
2. Update to Termination Clause. The former 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. 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.
4. Removal of County's Option to Buy. 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. However, any sale would be subject to the amortization schedule identified in bullet 1 above.

The feedback of the commission will be taken into account prior to second reading. The terms are still being negotiated with the County. Specific terms may differ on second reading.

Why Action is Necessary:

Section 5.01 (4)(f) of the City Charter and Section 20-17 of the City Code of Ordinances require that leasing of City land be authorized by Ordinance.

Cost Benefit:

This lease agreement provides library services to the community at no additional cost to the City.

PROPOSED ACTION:

The City Commission consider the attached Ordinance on 1st reading in the best interest of the citizens of the City of Hallandale Beach to provide the library services and grant authority for the lease of the space through the adoption of an Ordinance.

ATTACHMENT(S):

Exhibit 1 – Proposed Ordinance
Exhibit A – Proposed Library Lease Agreement
Exhibit 2 – Former Lease agreement (2009)

Prepared By: Andrea Lues
Andrea Lues
Procurement Director

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager

Approved By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager