



City of Coral Gables
CITY COMMISSION MEETING
June 13, 2023

ITEM TITLE:

Resolution. A Resolution of the City Commission approving a Third 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 five (5) months (08/01/23-12/31/23) for the location of the administrative offices of the City’s Parking Department.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On April 23, 2021, 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 future site of the Minorca Garage (the “Garage”). The Premises are also across the street from the Municipal Parking Lot #18 where the Department’s patrons/visitors can park. Ample street parking is also available right in front of the Premises. The City Commission approved the Lease Agreement on May 11, 2021, pursuant to Resolution 2021-71.

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 the monthly rent increased to \$2,266.00 per month.

On February 27, 2023, pursuant to Resolution No. 2023-26, Landlord and Tenant amended the Lease for an additional three-month term (05/01/23-7/31/23), which allowed for early termination by providing sixty (60) days written notice, and the monthly rent remained at \$2,266.00 per month.

In order to allow for the City’s completion of the Garage’s construction, the Tenant has requested, and the Landlord has agreed, to extend the Lease for an additional five (5) months (08/01/23-12/31/23) allowing for early termination by providing a sixty (60) day written notice, with the monthly rent remaining at \$2,266.00 per month.

Upon the Garage’s completion, the City’s Parking Department will permanently relocate their 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, built-in office workstations, and storage.
- **Use:** Office for City’s Parking Department Administrative staff.
- **Term:** A five-month extension term (08/01/23-12/31/23) 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 five-month term.

<u>Period</u>	<u>Annual 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
Three (5) Month Extension 08/01/23- 12/31/23	Three Month Extension \$11,330.00	\$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	\$11,330.00	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
February 14, 2023	2023-26	Second Amendment to Lease Approval

ATTACHMENT(S):

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