

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2017-316

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING A RENEWAL LEASE WITH THE UNITED STATES OF AMERICA FOR CITY OWNED PROPERTY LOCATED AT 3501 GRANADA BOULEVARD, CORAL GABLES, FLORIDA FOR RENTAL AS A RESIDENCE FOR THE COMMANDER IN CHIEF OF THE U.S. SOUTHERN COMMAND HEADQUARTERS.

WHEREAS, pursuant to Resolution No. 2012-123, the City entered into a lease with the United States of America (the "Tenant") for City owned property at 3501 Granada Boulevard, Coral Gables, Florida (the "Property"), for rental as a residence for the Commander in Chief of the U.S. Southern Command Headquarters; and

WHEREAS, the Tenant has been a tenant of the City since 1999 and in 2012 the City made significant capital improvements to the Property to update and tighten security with some financial assistance from the Tenant; and

WHEREAS, the Tenant's current lease expires on October 31, 2017 and the Tenant is desirous in extending the term for a year to year for a term not to exceed 5 years at a market rate of \$9,100 a month starting on November 1, 2017; Tenant maintains the right to cancel after the first year with 90 days' notice; the City continues to maintain the structure, electrical, HVAC, plumbing, and pest control; and the Tenant will continue landscaping services, pool maintenance, and be responsible for all utilities and trash removal; and

WHEREAS, the increase in the rental rate to a market rate for the Property is sufficient to cover the debt service, improvements and maintenance of the Property; and

WHEREAS, on October 11, 2017, the Property Advisory Board reviewed the proposed terms and unanimously voted to recommend the deal; and

WHEREAS, the City Commission finds that it is in the interest of the City to retain the honor of having the commanding general of the Southern Command in the City and continue leasing to the Tenant based on the recommended terms;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. That the renewal Lease is hereby authorized (the "Lease") in substantially the form attached hereto as Exhibit "A."

SECTION 3. That the City Commission does hereby authorize the City Manager to execute the Lease with such modifications to the form attached hereto as Exhibit "A" as may be approved by the City Manager and City Attorney in order to implement the intent of this resolution.

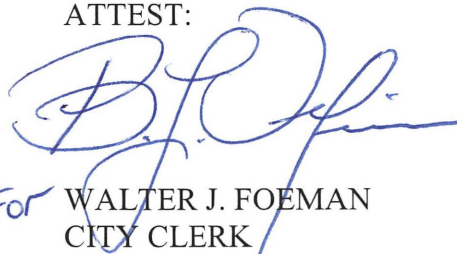
SECTION 4. That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FOURTH OF OCTOBER, A.D., 2017.
(Moved: Keon / Seconded: Quesada)
(Yeas: Lago, Mena, Quesada, Keon, Valdes-Fauli)
(Unanimous: 5-0 Vote)
(Agenda Item: D-7)

APPROVED:


RAUL VALDES- FAULI
MAYOR

ATTEST:


For WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY