

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-431

A RESOLUTION OF THE CITY COMMISSION APPROVING A SIXTH 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 THREE-YEAR TERM (01/01/26-12/31/28) FOR THE CONTINUED TEMPORARY RELOCATION OF THE CITY'S FINANCE DEPARTMENT COLLECTIONS STAFF OFFICES.

WHEREAS, on April 23, 2021, pursuant to Resolution 2021-71, 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 Parking Department offices; and

WHEREAS, the Premises are ½ block from the Police and Fire Headquarters Building and the Minorca Garage site and across the street from the City's Municipal Parking Lot #18 where the Department's patrons/visitors have been able to park and ample street parking also continues to be available right in front of the Premises; and

WHEREAS, 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 increased the Base Rent to \$2,266.00 per month; and

WHEREAS, 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, with the monthly rent remaining at \$2,266.00 per month; and

WHEREAS, on July 17, 2023, pursuant to Resolution No. 2023-124, Landlord and Tenant amended the Lease for an additional five-month term (08/01/23-12/31/23) which allowed for early termination by providing sixty (60) days written notice with the monthly rent remained at \$2,266.00 per month; and

WHEREAS, on November 29, 2023, pursuant to Resolution No. 2023-333, Landlord and Tenant amended the Lease extending the term for an additional twelve-month term until December 31, 2024, which allowed for early termination by providing sixty (60) days written notice to the Landlord. Landlord and Tenant agreed that the monthly rent during the twelve-month extension would be at \$2,750.00 per month to allow for the temporary relocation of the

City's Finance Department Collections staff, due to City Hall third and first floor renovations; and,

WHEREAS, on November 8, 2024, pursuant to Resolution No. 2024-238, Landlord and Tenant amended the Lease extending the term for an additional twelve-month term until December 31, 2025, which allowed for early termination by providing sixty (60) days written notice to the Landlord. Landlord and Tenant agreed that the monthly rent during the twelve-month extension would remain at \$2,750.00 per month.

WHEREAS, the on-going renovations at City Hall will require the continued temporary relocation of City staff; and,

WHEREAS, the Tenant has requested, and the Landlord has agreed, to extend the Lease for an additional three-year term (01/01/26-12/31/28), to continue to temporarily relocate the Collections Division's staff, allowing for early termination by providing a sixty (60) day written notice to the Landlord. Landlord and tenant agree to a three percent (3%) Base Rent increase commencing on the first day of the Sixth Amendment to Lease Term and shall increase annually thereafter on each anniversary of the Lease Commencement Date for each year of the lease term at the rate of (3%) per annum.

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 Sixth Amendment to Lease is hereby approved in substantially the form attached hereto as **Exhibit "A."**

SECTION 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS EIGHTEENTH DAY OF NOVEMBER, A.D., 2025.

(Moved: Lara / Seconded: Anderson)

(Unanimous Voice Vote)

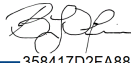
(Agenda Item: D-1)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY