

RESOLUTION No. 2006-104-450

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXERCISE THE "FIRST RIGHT OF REFUSAL" TO LEASE ADDITIONAL CITY HALL SPACE FROM GOLDEN GLADES ASSOCIATES, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A FIFTH ADDENDUM TO THE CURRENT LEASE AGREEMENT FOR THIS PURPOSE; CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's current lease with Golden Glades Associates provides for the "right of first refusal" with respect to 2,982 square feet in additional office space that will become available in Suite 400 of the current City Hall location, effective January 1, 2007, and

WHEREAS, the City Council would like to authorize the City Manager to exercise the "right of refusal" on the additional lease space, and to negotiate and execute a Fifty Addendum to the Lease Agreement for the additional space, at the rate of \$18.00 per square foot, plus the cost of electricity.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION: The City Council for the City of Miami Gardens hereby authorizes the City Manager to exercise a "right of refusal" with respect to 2,982 square feet in additional office space that will become available in Suite 400 of the current City Hall location, effective January 1, 2007, at the rate of \$18.00 per square

foot, plus the cost of electricity.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON SEPTEMBER 27, 2006

ATTEST:

  
RONETTA TAYLOR, CMC, CITY CLERK

  
SHIRLEY GIBSON, MAYOR

Prepared by SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Councilwoman Watson

SECONDED BY: Councilman Bratton

VOTE: 7-0

Mayor Shirley Gibson	<u>  x  </u> (Yes)	<u>    </u> (No)
Vice Mayor Oscar Braynon, II	<u>  x  </u> (Yes)	<u>    </u> (No)
Councilman Melvin L. Bratton	<u>  x  </u> (Yes)	<u>    </u> (No)
Councilman Aaron Campbell	<u>  x  </u> (Yes)	<u>    </u> (No)
Councilwoman Audrey J. King	<u>  x  </u> (Yes)	<u>    </u> (No)
Councilwoman Sharon Pritchett	<u>  x  </u> (Yes)	<u>    </u> (No)
Councilwoman Barbara Watson	<u>  x  </u> (Yes)	<u>    </u> (No)

SKD/bfc

# City of Miami Gardens

1515-200 NW 167<sup>th</sup> Street  
Miami Gardens, Florida 33169



Mayor Shirley Gibson  
Vice Mayor Oscar Braynon II  
Councilman Melvin L. Bratton  
Councilman Aaron Campbell  
Councilman Ulysses Harvard  
Councilwoman Sharon Pritchett  
Councilwoman Barbara Watson

## MEMORANDUM

Date: September 20<sup>th</sup>, 2006  
To: Honorable Mayor & City Council Members  
From: Danny O. Crew, City Manager  
BY: Horace A. McHugh, Assistant City Manager  
Re: Option to Lease Additional Office Space for City Hall

Our existing lease agreement (and subsequent addendum) with Golden Glades, Associates (GGA) provides the City with the "right-of-first refusal" for upcoming office space available in Buildings 1 and 4. Pursuant to that, GGA has notified us of the availability of Suite 400 effective January 1<sup>st</sup>, 2007 (Exhibit 1). They are offering this 2,982 square foot area at \$18 per square foot, plus electricity. An annual escalation of (the greater of) 4% or CPI will apply to the rental for this suite. Lease termination, renewal and other terms will coincide with the prior Agreement.

Based on the notification requirement the City has to provide a response by the first week in October, 2007. We continue to negotiate the potential use of this space and consider the potential needs for future space as our City's services grow.

We recommend approval of the Resolution, authorizing the City Manager to execute the option to lease the additional space (if necessary) with Golden Glades Associates for the lease of Suite 400. If this option is exercised, all other major terms and conditions of the Agreement will apply.

Exhibit

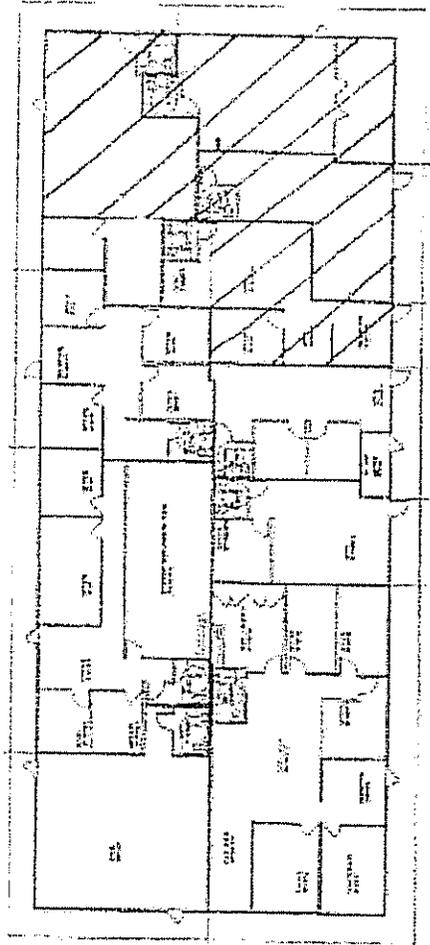
**J-10) CONSENT AGENDA  
RESOLUTION  
ADDITIONAL CITY HALL  
SPACE**

EXHIBIT "A"

PREMISES

1395-1525 NW 167<sup>th</sup> St.  
Miami, Florida

Building 7  
1<sup>st</sup> Floor



 Premises  
SUITE 400