

RESOLUTION NO. 2022 – 4009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A THIRD EXTENSION OF THE LEASE AGREEMENT WITH WESTWARD PARTNERS, LLC FOR A POLICE DEPARTMENT SUBSTATION AT 274 WESTWARD DRIVE; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (“City”) and Westward Partners, LLC (“Landlord”) entered into a Lease Agreement dated September 26, 2019 (“Lease”), for office and storage space at 274 Westward Drive to operate a police substation; and

WHEREAS, on August 10, 2020, the City Council adopted Resolution No. 2020-3866 approving an extension of the Lease for a one-year period from October 1, 2020 through September 30, 2021; and

WHEREAS, on June 14, 2021, the City Council adopted Resolution No. 2021-3916 approving a second extension of the Lease for a one-year period from October 1, 2021 through September 30, 2022; and

WHEREAS, the City and the Landlord desire to extend the term of the Lease for an additional one year period from October 1, 2022 through September 30, 2023, provide for increased rental payments, and additional terms, all as provided in the Third Extension to the Lease attached hereto as Exhibit “A” (the “Third Extension”); and

WHEREAS, the City Council desires to approve the Third Extension and authorize the City Manager and/or the City Chief of Police to execute the Third Extension pursuant to Section 31-11(E)(6)(d) of the City Code; and

WHEREAS, the City Council finds that this Resolution is in the best interest, health, and welfare of the residents of the City.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the City Council hereby approves the Third Extension in substantially the form attached hereto as Exhibit "A" pursuant to Section 31-11(E)(6)(d) of the City Code.

Section 3. Authorization. That the City Council hereby authorizes the City Manager and/or the City Chief of Police to execute the Third Extension in substantially the form attached hereto as Exhibit "A," subject to approval by the City Attorney as to form, content, and legal sufficiency, and to take any action which is reasonably necessary to implement the intent and purpose of this Resolution.

Section 4. Effective Date. That this Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilman Best who moved its adoption. The motion was seconded by Councilwoman Bravo and upon being put to a vote, the vote was as follows:

Vice Mayor Dr. Walter Fajet	<u>YES</u>
Councilman Bob Best	<u>YES</u>
Councilwoman Jacky Bravo	<u>YES</u>
Councilman Dr. Victor Vazquez	<u>YES</u>
Mayor Maria Puente Mitchell	<u>YES</u>

PASSED AND ADOPTED this 13th day of June, 2022.



MARIA PUENTE MITCHELL
MAYOR

ATTEST:



ERIKA GONZALEZ, MMC
CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

A handwritten signature in blue ink, appearing to read "H. Serota", is written over a horizontal line.

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

May 26, 2022

Mr. William Alonso
City Manager
201 Westward Dr.
Miami Springs, FL 33166

RE: Lease 274 Westward Drive (CPO)

Dear Mr. Alonso:

I am pleased to offer you a one-year extension of the lease between the City of Miami Springs (Tenant) and the Westward Partners LLC (landlord) dated September 26, 2019. The term of this extension will be from October 1, 2022, to September 30, 2023. The monthly base rent will be \$1,950.00, an increase of \$205.00 or 11.7%. This increase recognizes the recent inflationary trends but is still considerably less than comparable market rents. The monthly charge for water/sewer will be \$35.00 and the charge for trash will also be \$35.00. The office's monthly electric bill will continue to be paid to the landlord based on usage as calculated by meter reading. All other terms and conditions of the lease will remain the same.

As a point of clarification, the police have two dedicated parking spaces in the rear of the building. This has been the case since inception in 2000. The 2019 lease failed to reconfirm this, but this extension will incorporate this into the terms.


Also, be advised that the neighboring space (270 Westward, formerly Pets Kingdom) has been leased and construction of tenant improvements should begin soon. As I mentioned to the CPO staff, part of the work is an improvement of the current separating wall on the east side of the CPO space. This will bring the wall up to current code and lessen the sound transfer between the two sides. This will mean that there may be a need for occasional access to the wall on the "CPO side". Every effort will be made to not interfere with the CPO work, and the contractor will be responsible for cleaning up to your satisfaction. Thank you for your understanding.

Please indicate your acceptance of the renewal terms by July 1, 2022, by signing below.

Sincerely,



Charles R. Delongchamp, Jr.
Managing Partner
Westward Partners LLC



William Alonso, City Manager
City of Miami Springs
June 15, 2022