

**RESOLUTION NO. 2023 – 4098**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A FOURTH 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**, the City Council has previously approved one-year renewals to the term of the Lease through Resolutions Nos. 2020-3866, 2021-3916, and 2022-4009; and

**WHEREAS**, the City and the Landlord desire to extend the term of the Lease for an additional one year period from October 1, 2023, through September 30, 2024, provide for increased rental payments, and additional terms, all as provided in the Fourth Extension to the Lease attached hereto as Exhibit “A” (the “Fourth Extension”); and

**WHEREAS**, the City Council desires to approve the Fourth Extension and authorize the City Manager and/or the City Chief of Police to execute the Fourth 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 Fourth 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 Fourth 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 Fajet who moved its adoption. The motion was seconded by Councilman Vazquez and upon being put to a vote, the vote was as follows:

|   |            |
|---|------------|
| Vice Mayor Jorge Santin                 | <u>YES</u> |
| Councilmember Jacky Bravo               | <u>YES</u> |
| Councilmember Dr. Victor Vazquez, Ph.D. | <u>YES</u> |
| Councilmember Dr. Walter Fajet, Ph.D.   | <u>YES</u> |
| Mayor Maria Puente Mitchell             | <u>YES</u> |

PASSED AND ADOPTED this 12<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
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:

  
\_\_\_\_\_  
WEISS SEROTA HELFMAN COLE & BIERMANN, P.L.  
CITY ATTORNEY

May 23, 2023

MS Tammy Romero  
Interim City Manager  
201 Westward Dr.  
Miami Springs, FL 33166

RE: Lease 274 Westward Drive (CPO)

Dear MS Romero:

I am pleased to offer a one-year extension of the lease between the City of Miami Springs (Tenant) and the Westward Partners LLC (landlord) dated September 26, 2019. This agreement is for the use of approximately 1,200 SF plus two designated parking spaces at 274 Westward Drive in Miami Springs. The term of this extension will be from October 1, 2023, to September 30, 2024. The monthly base rent will be \$2,100.00, an increase of \$150.00 or 7.7%. This increase recognizes the continuing inflationary trends but is still considerably less than comparable market rents. The monthly charge for water/sewer will be \$40.00 and the charge for trash will also be \$40.00. The office's monthly electric bill will continue to be paid by the landlord and then submitted to the city for reimbursement. All other terms and conditions of the lease will remain the same.

Please indicate your acceptance of the renewal terms by July 1, 2023, by signing below.

Sincerely,



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

Accepted: \_\_\_\_\_



Tammy Romero  
Interim City Manager

Date: \_\_\_\_\_

6/14/2023