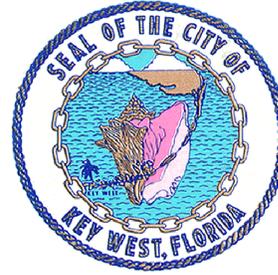


EXECUTIVE SUMMARY



TO: City Commission

FR: Jim Scholl

DT: March 21, 2016

RE: Lease Amendment for the Florida Keys Mosquito Control District Building

ACTION STATEMENT:

This is a request to enter into a lease amendment to extend the lease with the Florida Keys Mosquito Control District for the building parcel located at 5224 College Road.

BACKGROUND:

The City previously entered into a lease agreement at this location in support of the Mosquito Control operations. The first extension of the lease for the building parcel expired May 5, 2014. Therefore in an effort to provide continued support during the period contemplated for the construction and re-location of new Mosquito Control District facilities a lease extension is proposed as follows:

- | | | |
|------------------|---------------|-------------------|
| Premises: | Office | 7,392 Square Feet |
| | Garage | 2,399 Square Feet |
| | Lab/Warehouse | 1,228 Square Feet |
- Term:** Beginning with the expiration of the lease extension on May 5, 2014 and terminating March 31, 2018.
- Transition Period:** The FKMCD shall cease operations on December 31, 2017 and shall have three months to vacate the premises beginning January 1, 2018 and ending March 31, 2018.
- Rent:** The Rent for the lease extension period shall be \$1.00 per each year of the term.
- Retroactive Rent:** In the event that the FKMCD continues to occupy any portion of the premises beyond the transition period, market rate rent will be charged retroactively to April 1, 2016 through March 31, 2018.
- Hold over Rent:** Pursuant to Florida Statute Section 83.06 FKMCD will be liable for double the market rate for the period beginning on April 1, 2018 and continuing through the date that FKMCD vacates the premises.
- Market Rate Rent:** Current market rental rates have been provided by an independent appraisal company and an annual blended rate will be utilized based upon the following values:

Office -7,392 Square Feet @ \$28.00 per square foot
Garage - 2,399 Square Feet @ \$16.00 per square foot
Lab/Warehouse - 1,228 Square Feet @ \$16.00 per square
foot

RECOMMENDATION:

Staff recommends the continued support of the use of the premises as proposed while the Mosquito Control District completes construction and re-location to new facilities.

ATTACHMENTS:

Second Amendment to Lease
Lease Extension Agreement - June 6, 1977
Lease - May 6, 1959