



Legislation Details (With Text)

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File created: 2/21/2017 **In control:** City Commission Regular Meeting
On agenda: 3/28/2017 **Final action:** 3/28/2017
Title: Family Service Center Amended and Restated Tenant Lease Agreement with Big Brothers Big Sisters of the Sun Coast, Inc. in the amount of \$1,680.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Amended Lease FSC Big Brothers Big Sisters - redlined, 2. Amended Lease FSC Big Brothers Big Sisters - final, 3. B112 - FY16/17 Big Brothers Big Sisters Executed Lease, 4. Commission minutes September 27, 2016 meeting

Date	Ver.	Action By	Action	Result
3/28/2017	1	City Commission Regular Meeting	approved	Pass

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: Family Service Center Amended and Restated Tenant Lease Agreement with Big Brothers Big Sisters of the Sun Coast, Inc. in the amount of \$1,680.

Recommended Action

Approve the Amended and Restated Tenant Lease Agreement with Big Brothers Big Sisters of the Sun Coast, Inc., for a term of one year, effective October 1, 2016, amendments effective March 28, 2017 through September 30, 2017 to provide 120 square feet of furnished office space (B112) in the Family Service Center at a cost of \$14/sq. ft. for an annual lease of \$1,680, or 12 monthly payments of \$140.00.

Background Information

Big Brothers Big Sisters of the Sun Coast has been providing services at the Family Service Center for eight years. Their program helps children reach their potential through professionally supported one-to-one mentoring relationships with measurable impact. Children receive mentoring services through our community and school based mentoring programs.

At the September 27, 2016 Commission meeting, Commission provided direction to "approve the Family Service Center Tenant Lease Agreement with Big Brothers Big Sisters of the Sun Coast, Inc. in the amount of \$1,680, and direct staff that six months prior to the first renewal to bring the Agreement back to Commission for amending, to include the rate per square-foot and any changes to the rent and revise Section 4.3 of the Agreement; for any changes in the rent to be done in the Agreement."

At the guidance of the City Attorney's Office, the General Services Department has made the following modifications to address the Commission requested changes, as listed below:

- 1) Removed original section 4.1 Amount of Monthly Rent. *Tenant agrees to pay to Landlord rent in the amount of One-Hundred Forty dollars (\$140) per month. The rent due for any partial calendar months*

included in the lease term shall be prorated on a daily basis.

- 2) Added revised section 4.1 Rent. Tenant agrees to pay Landlord the following rent amounts, calculated at fourteen dollars (\$14.00) per square foot, per year, divided into twelve (12) monthly payments. Tenant agrees to pay Landlord rent in the amount of One Hundred Forty dollars and no cents (\$140.00) per month for space B112.
- 3) Added section 4.2 Prorated Rent. The rent due for any partial calendar months included in the lease term shall be prorated on a daily basis.
- 4) Removed in its entirety section 4.4 Monthly Rent in Renewal Terms. *Following the expiration of the Initial Term, Landlord may increase Tenant's monthly rent up to five percent (5%) for each renewed term. Landlord shall provide Tenant written notice of any such increase at least sixty (60) days prior to the expiration of the then existing term.*

The 2016-2017 Amended and Restated Tenant Lease Agreement has been reviewed and revised by the City Attorney's Office.

Strategic Plan

Financially Responsible City Providing Quality Municipal Services

Financial Impact

Revenue from annual Tenant Lease Agreement is \$1,680.

Procurement

N/A

Attachments:

1. Amended Lease FSC Big Brothers Big Sisters - redlined
2. Amended Lease FSC Big Brothers Big Sisters - final
3. B112 - FY16/17 Big Brother Big Sisters Executed Lease
4. Commission minutes, September 27, 2016 meeting

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Department Director: Robin Carmichael