

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY'S FINANCE AND ECONOMIC RESILIENCY COMMITTEE AT ITS MARCH 26, 2025 MEETING, AND APPROVING, IN SUBSTANTIAL FORM, A LEASE AGREEMENT BETWEEN THE CITY ("LANDLORD") AND MIAMI BEACH POLICE ATHLETIC LEAGUE, INC. ("PAL" OR "TENANT"), FOR USE OF A BUILDING HAVING APPROXIMATELY 13,367 SQUARE FEET, LOCATED WITHIN FLAMINGO PARK, AT 999 11TH STREET ("PREMISES"), FOR A PERIOD OF NINE (9) YEARS AND THREE HUNDRED AND SIXTY-FOUR (364) DAYS, COMMENCING ON JULY 1, 2025 AND EXPIRING ON JUNE 29, 2035; AND WAIVING, BY 5/7TH VOTE, THE FORMAL COMPETITIVE BIDDING REQUIREMENT IN SECTION 82-39(a) OF THE CITY CODE, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY; AND FURTHER AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE LEASE AGREEMENT.

WHEREAS, the City of Miami Beach (the "City" or "Landlord") owns a building located at 999 11th Street, Miami Beach, Florida 33139 ("Premises"), within Flamingo Park; and

WHEREAS, since July 1, 1996, the Miami Beach Police Athletic League, Inc. ("PAL"), a nonprofit organization dedicated to providing youth mentorship and athletic programs in collaboration with the Miami Beach Police Department, has leased the Premises; and

WHEREAS, PAL's lease has undergone multiple extensions, with the most recent lease expiring on June 30, 2025, and PAL has formally requested a new lease to continue its community-focused programming; and

WHEREAS, the proposed new Lease Agreement includes the following essential terms:

Lease Term: Nine (9) years and 364 days, from July 1, 2025, to June 29, 2035;

Rent: \$1.00 per year;

Property Use: Shared between PAL and the City:

- PAL's Area: Youth programs and PAL offices;
- City's Area: Recreational programs and public use;
- Shared Areas: Community rooms and restrooms;

Financial Responsibilities:

- Utilities: 50% shared between PAL and the City;

Maintenance & Repairs:

- City's Responsibilities: General building maintenance, HVAC, plumbing, structural repairs;
- PAL's Responsibilities: Interior maintenance, security, cleaning, and minor repairs;

Approved Uses:

- PAL's Programs: Youth mentoring, sports, fitness, tutoring, summer camps, adult fitness, community events;
- City's Programs: Recreational activities, sports leagues, disaster relief site;

Subleases: Miami Beach Policemen's Relief and Pension Fund; William Nichols Lodge No. 8, Fraternal order of Police, Inc.; and Miami Beach Police Athletic League Fitness Center, Inc. (wholly owned by PAL). Any other subleases shall require the prior approval of the City Manager;

Staffing & Oversight: PAL must hire an Executive Director for operations and fundraising, subject to City approval and the City will provide a full-time police officer for oversight;

Financial Reporting: PAL must submit an annual budget and audited financial statements to the City; and

Public Benefit: PAL will continue providing mentorship and athletic programs, benefiting youth and fostering police-community relations; and

WHEREAS, the Finance and Economic Resiliency Committee (FERC) reviewed the proposed Lease Agreement at its March 26, 2025 meeting and recommended its approval; and

WHEREAS, the proposed new Lease Agreement further includes a public benefit to City employees, providing City employees with a minimum discount of 25% off of the membership fee for use of the fitness center; and

WHEREAS, as with the current lease, PAL will continue to receive \$1.00 per hour of the off-duty police surcharge fund ("Surcharge Contribution"), subject to funding availability, for the payment of the salary of the Executive Director, PAL's utility expenses, PAL's programming, and other like operational expenses; and

WHEREAS, based upon the public benefits provided by PAL and the shared-use model that maximizes the Premises' value for the community, the City Manager recommends accepting the FERC's recommendation, approving, in substantial form, the new Lease Agreement, a copy of which is attached to the City Commission Memorandum accompanying this Resolution as Exhibit "B"; and waiving, by 57th vote, the competitive bidding requirement in Section 82-39(a) of the City Code, finding such waiver to be in the best interest of the City; and further authorizing the City Manager to finalize and execute the Lease Agreement.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City's Finance and Economic Resiliency Committee at its March 26, 2025 meeting, and approve, in substantial form, a Lease Agreement between the City ("Landlord") and the Miami Beach Police Athletic League, Inc. ("PAL" or "Tenant"), for use of a building having approximately 13,367 square feet, located within Flamingo Park, at 999 11th Street, for a period of nine (9) years and three hundred and sixty-four (364) days, commencing on July 1, 2025 and expiring on June 29, 2035; and waive, by 57th vote, the competitive bidding requirement in Section 82-39(a) of the City Code, finding such waiver to be in the best interest of the City; and further authorize the City Manager to finalize and execute the Lease Agreement.

PASSED and ADOPTED this ____ day of _____ 2025.

ATTEST:

Rafael E. Granado, Secretary

Steven Meiner, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney *ANT*

5/5/2025

Date