

RDA-5. A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXTEND, ON A YEAR TO YEAR BASIS, SUBJECT TO TERMINATION BY THE RDA, THE EXISTING LEASE AGREEMENT BETWEEN THE RDA (LANDLORD) AND THE MIAMI BEACH CHAMBER OF COMMERCE (TENANT) FOR USE OF APPROXIMATELY 721 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR SHOPS GARAGE, LOCATED AT 100 16TH STREET, SUITE NO. 6, MIAMI BEACH, FLORIDA.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, Executive Director

DATE: October 30, 2024

TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXTEND, ON A YEAR TO YEAR BASIS, SUBJECT TO TERMINATION BY THE RDA, THE EXISTING LEASE AGREEMENT BETWEEN THE RDA (LANDLORD) AND THE MIAMI BEACH CHAMBER OF COMMERCE (TENANT) FOR USE OF APPROXIMATELY 721 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR SHOPS GARAGE, LOCATED AT 100 16TH STREET, SUITE NO. 6, MIAMI BEACH, FLORIDA.

### **RECOMMENDATION**

The Executive Director recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency approve the year-to-year extension, subject to termination by the RDA for the existing Lease Agreement between the Miami Beach Redevelopment Agency (Landlord) and Miami Beach Chamber of Commerce (Tenant).

### **BACKGROUND/HISTORY**

Pursuant to Resolution No. 655-2021, the Miami Beach Redevelopment Agency (RDA) entered into a Lease Agreement dated May 26, 2021, with the Miami Beach Chamber of Commerce (MBCC) (Tenant) for approximately 721 square feet of ground floor retail space at the Anchor Shops, located at 100 16th Street, Suite No. 6 (Premises). Said Lease Agreement has an initial term for one (1) year with two (2) additional one (1) year renewal terms at the option of the RDA.

On December 20, 2021, the Tenant and Landlord executed the first renewal term of the Lease Agreement, commencing on January 1, 2022, and ending on December 31, 2022. On September 28, 2022, the Tenant and Landlord executed the second renewal term of the Lease Agreement, commencing on January 1, 2023, and ending on December 31, 2023. On July 25, 2023, the Tenant and Landlord entered into a month-to-month agreement to extend the current term based upon the current financial terms, commencing on January 1, 2024, and ending on December 31, 2024.

### **ANALYSIS**

The Convention Center Headquarter Hotel (the Hotel project) is currently under construction. The City understands, once the Hotel project is completed, the Tenant intends to relocate its office there.

Accordingly, during the remainder of the construction, and until the Convention Center Headquarter Hotel is complete, an ongoing extension of the current Lease Agreement

terms on a year-to-year basis, and subject to termination by the RDA would be necessary to accommodate the Tenant.

### **FISCAL IMPACT STATEMENT**

N/A

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

In consideration of the foregoing, the Executive Director recommends that the Chairperson and Members of the Redevelopment Agency approve the year-to-year extension subject to termination by the RDA for the current Lease Agreement between the Miami Beach Redevelopment Agency (Landlord) and Miami Beach Chamber of Commerce (Tenant).

### **Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Facilities and Fleet Management

### **Sponsor(s)**

### **Co-sponsor(s)**

### **Condensed Title**

Extend MB Chamber of Commerce Lease (Year-to-Year Basis), 100 16<sup>th</sup> Street. FF

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXTEND, ON A YEAR TO YEAR BASIS, SUBJECT TO TERMINATION BY THE RDA, THE EXISTING LEASE AGREEMENT BETWEEN THE RDA (LANDLORD) AND THE MIAMI BEACH CHAMBER OF COMMERCE (TENANT) FOR USE OF APPROXIMATELY 721 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR SHOPS GARAGE, LOCATED AT 100 16TH STREET, SUITE NO. 6, MIAMI BEACH, FLORIDA.**

**WHEREAS**, pursuant to Resolution No.655-2021, the Miami Beach Redevelopment Agency (RDA) entered into a Lease dated May 26, 2021, with the Miami Beach Chamber of Commerce (Tenant) for approximately 721 square feet of ground floor retail space at the Anchor Shops, located at 100 16th Street, Suite No. 6, (Premises); and

**WHEREAS**, the lease included an initial term of one (1) year with two (2) additional one (1) year renewal terms at the option of the RDA; and

**WHEREAS**, on December 20, 2021, the Tenant and Landlord executed the first renewal term of the agreement, commencing on January 1, 2022, and ending on December 31, 2022; and

**WHEREAS**, on September 28, 2022, the Tenant and Landlord executed the second renewal term of the agreement, commencing on January 1, 2023, and ending on December 31, 2023; and

**WHEREAS**, on July 25, 2023, the Tenant and Landlord entered into a month-to-month agreement to extend the current term based upon the current financial terms, commencing on January 1, 2024, and ending on December 31, 2024; and

**WHEREAS**, the Convention Center Hotel is currently under construction; and

**WHEREAS**, the Tenant intends to relocate its offices into the Convention Center Hotel upon the completion of construction; and

**WHEREAS**, until the Convention Center Hotel is completed, an extension of the current lease terms on a year-to-year basis is necessary; and

**WHEREAS**, the Executive Director recommends that the Chairperson and Members of the Committee approve the year to year extension, subject to termination by the RDA, of the existing lease agreement between the Miami Beach Redevelopment Agency (Landlord) and Miami Beach Chamber of Commerce.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, FLORIDA,** that the Chairperson and Members of the Miami Beach Redevelopment Agency hereby authorize the Executive Director and Secretary to extend, on a year to year basis, subject to termination by the RDA, the existing lease agreement between the RDA and the Miami Beach Chamber of Commerce for use of approximately 721 square feet of ground floor retail space at the Anchor Shops Garage, located at 100 16th Street, Suite No. 6, Miami Beach, Florida.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Steven Meiner, Chairperson

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, Secretary

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
Redevelopment Agency  
General Counsel

 10/14/2024  
Date