

Real Property Manager #19-036

August 5, 2019

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Lease of 113 NE 1st Avenue by DUC Pompano LLC

Please prepare a resolution for the City Commission to approve and authorize the proper City officials to execute a lease of the City-owned property identified as Broward County Property Appraiser (BCPA) folio 4842 35 08 0130 located at 113 NE 1st Avenue, Pompano Beach, FL 33060 the ("Property") to DUC Pompano, LLC ("Lessee"). The BCPA information and aerial of the property is included as Exhibit 1.

The Property is a 2,500 square foot area with landscaping and pavers directly north of the "old bank" building owned by DUC Pompano LLC and the Bailey Contemporary Arts (BaCA) building owned by the City ("Lessor") and directly south of Kelly's Chemical Supplies. The Lessee is completing renovations of the old bank building for use as a restaurant and would like to lease the City's property to use as outdoor seating for the restaurant. A street view picture of the property to be leased is included as Exhibit 2.

In accordance with Section 250 of the City Charter, the Lessee has agreed to spend \$38,400.00 in capital improvements including replacing existing landscaping and pavers and installing benches, tables and/or chairs, lighting, pavers, irrigation, security cameras, a gazebo or other similar structure and fencing and electrical upgrades, as needed. The lease term would be for an initial term of ten (10) years with four (4) additional ten (10) year renewal options.