



## RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W. BLUE HERON BLVD  
SUITE C-225.  
RIVIERA BEACH, FL 33404  
PHONE: 561-844-3408  
FAX: 561-881-8043

**TO:** HONORABLE CHAIR AND CRA BOARD OF COMMISSIONERS

**FROM:** JONATHAN EVANS, MPA, MBA, ICMA-CM, CRA EXECUTIVE DIRECTOR

**COPY:** CHRIS SMITH, THE PITTMAN LAW GROUP, CRA ATTORNEY

**DATE:** SEPTEMBER 9, 2021

**SUBJECT: A RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING THE THIRD MODIFICATION TO A LEASE AGREEMENT FOR 4,439 SQ. FT. OF OFFICE SPACE LOCATED AT 1229 E. BLUE HERON BLVD., RIVIERA BEACH, FL**

### REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners to approve a resolution for the third modification to the lease agreement for 4,439 sq. ft. of office space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

### BACKGROUND

Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), as described in Resolution No. 2014-53, executed on October 29, 2014. See Exhibit "A." Guy Hill died on May 19, 2019 and Mary P. Hill, his widow, is the new owner and Landlord of the property. The Lease provides for an initial lease term of five (5) years, which expired on October 31, 2019. The Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year. See Resolution No. 2019-19, Exhibit "B." The Tenant and Landlord modified the Lease and extended the term for one additional year through October 31, 2021. See Exhibit "C." After much discussion and negotiation, the Tenant and Landlord desire to further modify the Lease and extend the term through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

### SUMMARY

The term of this lease shall be renewed for one year commencing on November 1, 2021 and ending October 31, 2022, with an option to extend for an additional year through October 31,

2023, unless sooner terminated pursuant to any provision thereof in the Lease.

Section 1.1 (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

November 1, 2021-October 31, 2022	\$63,739.00
November 1, 2022-October 31, 2023	\$65,013.78

**BUDGET**

We have allocated sufficient funds in our proposed FY 2022 Budget to cover this anticipated lease expense, if approved.

**RECOMMENDATION**

Staff recommends the Board of Commissioners to Approve a Resolution for the Third Modification to the Lease Agreement for 4,439 Sq. Ft. of Office Space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

JE:aj