

**SUMMARY OF REQUEST**

**DATE:** November 30, 2022

**FACILITY:** Broward Health Corporate Offices

**PROGRAM/PRODUCT LINE:** Multi-use facility

**REQUEST:** Approval to execute a 20-year lease of real property located at 1527 SW 1st Avenue, Fort Lauderdale, Florida 33315, and approval to purchase such property on or after April 1, 2023.

**PURPOSE:** Lease and Purchase of real property consisting of 40,318 square feet of which approximately 22,861 is rentable square footage for multipurpose use.

**FISCAL IMPACT:** Lease: \$16,106,300.43 over a 20-year operational lease, with an option to purchase for \$1 at the end of the 20-year lease, for a total cost of up to \$16,106,301.43.  
Purchase on or after April 1, 2023: \$6,965,760 purchase price.

**BUDGET STATUS:** Capital improvements are FY23 Budgeted.

**LEGAL REVIEW:** The contract is subject to General Counsel's review and approval as to legal form and conditioned on no material changes in the approved business terms.

**APPROVED:**

Shane Strum

11/09/2022 11:54 EST

DATE: \_\_\_\_\_

Shane Strum, President/CEO

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Shane Strum, President/Chief Executive Officer

**DATE:** November 30, 2022

**SUBJECT:** Request for authorization to execute a 20-year lease of the property located at 1527 SW 1st Avenue, Fort Lauderdale, Florida, 33315, and with the authority to purchase such property on or after April 1, 2023.

### BACKGROUND

The District wishes to enter into a 20-year lease of real property, located at 1527 SW 1st Avenue, Fort Lauderdale, Florida, 33315, with an option to purchase such property on or after April 1, 2023. The property is 40,318 square feet and contains approximately 22,861 square footage of rentable space for multipurpose use.

### ACTION/PROJECT DESCRIPTION

Board approval to enter into a 20-year lease of real property located at 1527 SW 1st Avenue, Fort Lauderdale, Florida, 33315, for a lease amount of \$16,106,300.43 over the lease term, with an option to purchase such property for \$1 at the end of the lease, for a total cost of up to \$16,106,301.43; and,

Board approval to purchase the property located at 1527 SW 1st Avenue, Fort Lauderdale, Florida, 33315, on or after April 1, 2023, at a cost of \$6,965,760.

### FINANCIAL/BUDGETARY IMPACT

Lease: Up to \$16,106,301.43

Purchase: Up to \$6,965,760.00

### JUSTIFICATION

This property will serve as a multi-use facility with areas for office space, hosting of Broward Health events including fund raising events, educational symposiums, and meeting space.

**STAFF RECOMMENDATION****Motion # 1:**

**Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District authorize the District to enter into a 20-year lease for the property located at 1527 SW 1st Avenue, Fort Lauderdale, Florida, 33315, for a lease amount of \$16,106,300.43 over the lease term, and an option to purchase such property for \$1 at the end of the lease term, for a total cost of up to \$16,106,301.43.**

**Motion # 2:**

**Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District authorize the District to purchase the property located at 1527 SW 1<sup>st</sup> Avenue, Fort Lauderdale, Florida, 33315, on or after April 1, 2023, for a purchase price of \$6,965,760.00.**