



MEMORANDUM

TC

Agenda Item No. 3 (E)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed. D.
and Members, Board of County Commissioners

DATE: October 16, 2003

FROM: George McElders
County Manager

A handwritten signature in black ink, appearing to read "G. McElders", written over the printed name of the County Manager.

SUBJECT: Resolution Authorizing Execution
of Supplemental Lease
Agreements with GSA for US
Customs Services, FDA, FAA and
USDA at Miami International
Airport

RECOMMENDATION

It is recommended that the Board approve the accompanying resolution authorizing the County Manager to execute the attached Supplemental Lease Agreements, (SLA) between Miami-Dade County and the United States of America, General Services Administration (GSA), for office space used by US Customs Service and The Food and Drug Administration in Building 719, US Customs Clearance Center, and space used by the Federal Aviation Administration (FAA), US Department of Agriculture (USDA) and US Customs Service in the Tradeport Building 845 at Miami International Airport (MIA).

BACKGROUND

On October 17, 1989, the Board awarded a construction contract for the extension of the Cargo Clearance Center to be used primarily by US Customs Service and other government tenants. The US Customs Service and The Food & Drug Administration, (FDA), have occupied space in Building 719 at MIA since October 15, 1991 under GSA Lease No. GS-04B-31652 and MDAD Lease No. C-336. The lease term was for a ten-year period, commencing on October 15, 1991 and terminating on October 14, 2001. GSA has extended the lease through October 14, 2003. GSA is requesting a six-month extension to the lease term, commencing on October 15, 2003 through March 31, 2004. Supplemental Agreement No. 12 is to allow GSA additional time to formulate a long-term lease commitment. The annual rental revenue derived from Lease No. C-336 is \$677,696.64.

GSA is also requesting a six-month extension to its Lease No. GS-04B-39801, MDAD Lease No. C-580, which expires on September 30, 2003. The FAA, USDA and US Customs Service have occupied space in Building 845 since October 1, 1998. The lease extension is for period October 1, 2003 through March 31, 2003. Supplemental Agreement No. 7 is to allow GSA additional time to formulate a long-term lease commitment. The annual rental revenue derived from Lease C-580 is \$217,951.32.

In recognition of the indispensable services that the federal agencies provide to the Airport, and the desirability to have them stationed in the Airport for quicker service, it is recommended that this Board authorize the County Manager to execute the attached GSA Supplemental Agreements No. 7 and 12.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: November 4, 2003

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“4-Day Rule” (“3-Day Rule” for committees) applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Bid waiver requiring County Manager’s written recommendation**
- _____ **Ordinance creating a new board requires detailed County Manager’s report for public hearing**
- _____ **Housekeeping item (no policy decision required)**
- _____ **No committee review**

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING TERMS OF AND AUTHORIZING COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE REAL PROPERTY LEASE AGREEMENTS WITH THE UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, FOR PREMISES IN THE CUSTOMS CLEARANCE CENTER AT MIAMI INTERNATIONAL AIRPORT, FOR USE BY THE U.S. CUSTOMS SERVICE AND THE FOOD AND DRUG ADMINISTRATION

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the terms of and authorizes the County Manager or his designee to execute (a) the U.S. Government Lease for Real Property between Miami-Dade County and the United States of America, General Services Administration, for certain premises in the Customs Clearance Center, located at Miami International Airport, for use by U.S. Customs and the Food and Drug Administration for a term beginning October 15, 2003, through March 31, 2004, as set forth in the attached memorandum from the County Manager, said Agreement being in substantially the form attached hereto and made a part hereof and (b) the U.S. Government Lease for Real Property between Miami-Dade County and the United States of America, General Services Administration, for certain premises in the Tradeport Building, located at Miami International Airport, for use by the Federal Aviation Administration, U.S Department of Agriculture and U.S. Customs for a term beginning October 1, 2003, through March 31, 2004, as set forth in the attached memorandum from the County Manager, said Agreement being in substantially the form attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

| | |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson | |
| Katy Sorenson, Vice-Chairperson | |
| Bruno A. Barreiro | Jose "Pepe" Diaz |
| Betty T. Ferguson | Sally A. Heyman |
| Joe A. Martinez | Jimmy L. Morales |
| Dennis C. Moss | Dorin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of November, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

GBK

By: _____
Deputy Clerk

Geri Bonzon-Keenan



U.S. General Services Administration

July 16, 2003

Ms. Carol Ann Klein
Manager, Aviation Properties/Commercial Operations
ATTN: Ms. Paulette Gilbert
Miami-Dade Aviation Department
P.O. Box 592075
Miami, Florida

Re: Lease GS-04B-31652
Cargo Clearance Center
Lease Extension

Dear Ms. Klein:

Enclosed are two copies of Supplemental Lease Agreement (SLA) Number 12 for a short-term extension of the subject lease. This extension is necessary to allow sufficient time to negotiate and execute a succeeding lease.

Please review and sign both copies and return them to this office. Remember they must be executed and witnessed. Upon review and execution by the contracting officer, an original copy will be returned to you.

Thank you for your assistance in this matter.

Sincerely yours,

Pamela A. Burns
Contracting Officer
Office of Realty Services

RECEIVED
JUL 21 2003
TERMINAL PROPERTIES
DIVISION



RECEIVED

JUL 17 2003

TERMINAL PROPERTIES
DIVISION

U.S. General Services Administration

July 16, 2003

Ms. Carol Ann Klein
Manager, Aviation Properties/Commercial Operations
ATTN: Ms. Paulette Gilbert
Miami-Dade Aviation Department
P.O. Box 592075
Miami, Florida

Re: Lease GS-04B-39801
Tradeport Building
Lease Extension

Dear Ms. Klein:

Enclosed are two copies of Supplemental Lease Agreement (SLA) Number 7 for a short-term extension of the subject lease. This extension is necessary to allow sufficient time to negotiate and execute a succeeding lease.

Please review and sign both copies and return them to this office. Remember they must be **executed and witnessed**. Upon review and execution by the contracting officer, an original copy will be returned to you.

Thank you for your assistance in this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Joseph R. Crenshaw for".

Pamela A. Burns
Contracting Officer
Office of Realty Services

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 12

DATE
July 16, 2003

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-31652

ADDRESS OF PREMISES Cargo Clearance Center
2122-6601 NW 25th Street
Miami, Florida 34950

THIS AGREEMENT, made and entered into this date by and between Dade County Aviation Department

whose address is P.O. Box 592075
Miami, Florida 33159

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 15, 2003, as follows:

This Supplemental Lease Agreement is issued to reflect the following:

Paragraph 2 of Lease is amended as follows:

TO HAVE AND TO HOLD said premises with their appurtenances for the term beginning October 15, 2003 through March 31, 2004, subject to termination and renewal rights as may be hereinafter set forth.

Lessor acknowledges General Services Administration intends to execute a new succeeding lease for the current agencies occupying Government space at this location. Upon execution of the succeeding lease this lease shall terminate.

**Approved as to form
and legal sufficiency**

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Dade County Aviation Department


Assistant County Attorney

BY _____
(Signature) **George M. Burgess** County Manager

IN PRESENCE OF _____
(Signature) _____
Address)

UNITED STATES OF AMERICA

BY _____
(Signature) _____
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

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**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

SUPPLEMENTAL AGREEMENT
NO. 7

DATE
July 16, 2003

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-39801

ADDRESS OF PREMISES Tradeport Building
5600 NW 36th Street
Miami, Florida 33159

THIS AGREEMENT, made and entered into this date by and between Dade County Aviation Department

whose address is P.O. Box 592075
Miami, Florida 33159

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2003, as follows:

This Supplemental Lease Agreement is issued to reflect the following:

Paragraph 2 of Lease is amended as follows:

TO HAVE AND TO HOLD said premises with their appurtenances for the term beginning October 1, 2003 through March 31, 2004, subject to termination and renewal rights as may be hereinafter set forth.

Lessor acknowledges General Services Administration intends to execute a new succeeding lease for the current agencies occupying Government space at this location. Upon execution of the succeeding lease this lease shall terminate.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Dade County Aviation Department

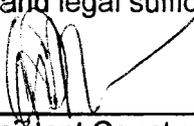
BY _____
IN PRESENCE OF George M. Burgess ^(Signature) County Manager ^(Title)

^(Signature) _____
^(Address)

UNITED STATES OF AMERICA

BY _____
^(Signature) _____
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
^(Official Title)

Approved as to form
and legal sufficiency


Assistant County Attorney 9

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 7

DATE
July 16, 2003

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-39801

ADDRESS OF PREMISES Tradeport Building
5600 NW 36th Street
Miami, Florida 33159

THIS AGREEMENT, made and entered into this date by and between Dade County Aviation Department

whose address is P.O. Box 592075
Miami, Florida 33159

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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All other terms and conditions of the lease shall remain in force and effect.

Approved as to form
and legal sufficiency

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Dade County Aviation Department


Assistant County Attorney

BY _____
(Signature) **George M. Burgess**

(Title) **County Manager**

IN PRESENCE OF _____
(Signature)

(Address)

UNITED STATES OF AMERICA

BY _____
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

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