

**CITY OF FORT LAUDERDALE
GENERAL EMPLOYEES' RETIREMENT SYSTEM
BOARD OF TRUSTEES MEETING**
316 NE FOURTH STREET, SUITE 2, FORT LAUDERDALE, FLORIDA
Friday, June 9, 2017
9:00 AM

BOARD'S COMMUNICATION TO THE CITY COMMISSION

Items Requiring City Commission Action

- None at this time

Items That May Be Of Interest to the City Commission

- None at this time

Items Submitted For City Commission Consideration

- None at this time

Present: Jon Stahl, Chairman
Lynn Wenguer, Vice-Chairperson
Paul Tanner, Trustee
Jill Prizlee, Trustee
Pat Long, Secretary

Absent: Kirk Buffington, Ex-Officio
Ron Cameron, Trustee
Mark Burnam, Trustee

Also Present: Lynn Solomon, City Attorney's Office
Alan Vordermeier, VMC Realty
Nick Schiess, Pension Administrator

CALL TO ORDER

Chairman Stahl called the meeting to order and roll call was taken.

PUBLIC COMMENT

There was no public comment.

UPDATE ON LEASE RENEWAL

Ms. Solomon provided an update on the lease renewal with Dr. Kessler and reviewed a counter offer received from his attorney.

Mr. Vordermeier discussed the counter offer and the unresolved issues therein individually. He advised that the requested exclusion of common area maintenance charges altogether was not acceptable and the combination of these charges and the proposed rent was well within market price and price adjusted for the known parking inadequacies of the property. It was noted that Dr. Kessler was a valued long-term tenant and the successful lease negotiation was advantageous in selling the property. A lengthy discussion ensued regarding a counter proposal on the rent and common area maintenance charges. Consideration was given to graduated common area maintenance charges. Mr. Vordermeier then discussed their proposal for a subsequent lease period renewal. He recommended against it as presented because it might impact a future property owner's ability to increase rent especially if they purchase adjacent property to improve parking. **Mr. Long made a motion to present a counter proposal for rent at \$20 per square foot with 3% annual escalation, graduated common area maintenance charges and an option to renew to be renegotiated at a market rate not to exceed 20% all subject to final approval by the Board. Ms. Prizlee seconded the motion. The motion was approved unanimously.**

A discussion arose regarding expediting the lease renewal, which was noted to soon expire. It was further noted that the final lease must be ultimately approved by legal counsel and the Board. **Mr. Long made a motion to authorize Mr. Vordermeier to renegotiate the terms of the lease directly with Dr. Kessler subject to final approval of the Board. Ms. Prizlee seconded the motion. The motion was approved unanimously.**

ADJOURNMENT

The meeting adjourned at 10:55 AM.