



Property Task Force

REGULAR MEETING AGENDA

June 10, 2010

11:00 a.m.

South Florida Regional Transportation Authority

Conference Room 102

800 NW 33rd Street, Suite 100
Pompano Beach, Florida 33064

www.sfrta.fl.gov

FOR FURTHER INFORMATION CALL DIANE HERNANDEZ DEL CALVO
AT (954) 788-7915

Members

George Morgan, Jr., Chair

James A. Cummings

F. Martin Perry

Directions to SFRTA: I-95 to Copans Road. Go west on Copans to North Andrews Avenue Ext. and turn right. Go straight to Center Port Circle, which is NW 33rd Street, and turn right. SFRTA's offices are in the building to the right. The SFRTA offices are also accessible by taking the train to the Pompano Beach Station. The SFRTA building is South of the station. Parking is available across the street from SFRTA's offices, at the Pompano Beach Station.

PROPERTY TASK FORCE MEETING
OF JUNE 10, 2010

The meeting will convene at 11 a.m., and will be held in Conference Room 102 of the South Florida Regional Transportation Authority, Administrative Offices, 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

CALL TO ORDER

AGENDA APPROVAL – Additions, Deletions, Revisions

DISCUSSION ITEMS

D1 – DISCUSSION: Office Site Visits

D2 – DISCUSSION: Lease Agreement between Prologis and the South Florida Regional Transportation Authority Update

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of the Property Task Force Meeting of May 19, 2010

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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None

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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None.

OTHER BUSINESS

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

PROPERTY TASK FORCE MEMBER COMMENTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, must at least 48 hours prior to the meeting, provide a written request directed to the Planning and Capital Development Department at 800 NW 33rd Street, Suite 100, Pompano Beach, Florida, or telephone (954) 942-RAIL (7245) for assistance; if hearing impaired, telephone (800) 273-7545 (TTY) for assistance.

Any person who decides to appeal any decision made by the South Florida Regional Transportation Authority Property Task Force with respect to any matter considered at this meeting or hearing, will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons wishing to address the Committee are requested to complete an "Appearance Card" and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

MINUTES
PROPERTY TASK FORCE MEETING
OF MAY 19, 2010

The Property Task Force meeting was held at 2:00 p.m. on Wednesday, May 19, 2010 in the Conference Room 102 of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

PROPERTY TASK FORCE MEMBERS PRESENT:

Mr. George Morgan, Jr., SFRTA Board Member and Property Task Force Chair
Mr. James A. Cummings, SFRTA Board Member

PROPERTY TASK FORCE MEMBERS ABSENT:

Mr. F. Martin Perry, SFRTA Board Member

ALSO PRESENT:

Mr. Joseph Giulietti, SFRTA Executive Director
Mr. Jack Stephens, SFRTA Deputy Executive Director
Mr. Chris Bross, SFRTA
Ms. Loraine Cargill, SFRTA
Mr. Bill Cross, SFRTA
Ms. Diane Hernandez Del Calvo, SFRTA
Mr. Dan Mazza, SFRTA
Ms. Teresa Moore, SFRTA
Mr. Jeff Olson, SFRTA
Ms. Flavia Silva, SFRTA
Ms. Laura Thezine, SFRTA
Mr. Ed Woods, SFRTA

CALL TO ORDER

The Chair called the meeting to order at 2:20 p.m.

AGENDA APPROVAL – Additions, Deletions, Revisions

The Agenda was unanimously approved. The Chair called for further discussion and/or opposition to the Agenda Approval. Upon hearing none, the Chair declared the motion carried unanimously.

DISCUSSION ITEMS

None

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

None.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

None.

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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None.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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11 – INFORMATION: Lease Agreement between Prologis and the South Florida Regional Transportation Authority

Mr. Giuliatti stated that Information Item 11, was revised to demonstrate the correct figures on the increase of the non-tax base rent of the Pompano Beach Headquarters and; Exhibit 1 was revised to evidence the correct figures for the payment history and leasehold improvements for FY 09.

Mr. Giuliatti informed that the South Florida Regional Transportation Authority (SFRTA) entered into a lease agreement with Prologis for the SFRTA’s headquarters on November, 2005 for a period of three years with an option to renew the lease for 2 (two) 1 (one) year options. The first renewal option was exercised in May 2009 to extend the lease term to April 30th, 2010. The second renewal lease option was exercised in May 2010 to extend the term to April 30th, 2011.

The Chair stated that the existing Lease Agreement with Prologis should be examined and that the SFRTA should start looking at different options such as location and/or renegotiating the existing lease. Per the Lease Agreement, the SFRTA shall give Prologis notice of its election to extend the lease term at least 9 (nine) months but not more than 12 (twelve) months prior to the scheduled expiration date of the lease term of April 30th, 2011.

The Chair stated he began researching properties in Broward County and, provided information on some that are available to rent/lease in Broward County. The Chair requested information on SFRTA's current utilities expenses.

There were discussions amongst the members and they reached consensus on:

- 1) Staff to research properties that could potentially serve as SFRTA's Administrative Office and request proposals for rent;**
- 2) Staff to start negotiation of the existing lease with Prologis; and**
- 3) All proposals to be evaluated at the next Property Task Force meeting.**

OTHER BUSINESS

None.

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

None.

PROPERTY TASK FORCE MEMBER COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 3:20 p.m.