



Legislation Details (With Text)

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Title: Approval and Authorization to Execute Two Lease Amendments to the Original Lease (B)

This item is a request to Approve and Authorize the Execution of two Lease Amendments with Teledyne FLIR Detection, Inc., a Delaware Corporation.

Sponsors:

Indexes:

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Attachments: 1. 210329.A_Teledyne - Catalyst Building Gainesville FL - LOI 8-17-2021 CLEAN_20210902, 2. 210329.B_Teledyne FLIR Detection - Gainesville Lease - NEW AMD One 8-16-2021 - Signed by TENANT_20210902, 3. 210329.C_Teledyne FLIR Detection - Gainesville Lease - NEW AMD Two 8-20-2021 CLEAN_20210902, 4. 210329.D_Catalyst Building Parking Lot License_20210902

Date	Ver.	Action By	Action	Result
9/2/2021	1	City Commission	Approved as Recommended	

Approval and Authorization to Execute Two Lease Amendments to the Original Lease (B)

This item is a request to Approve and Authorize the Execution of two Lease Amendments with Teledyne FLIR Detection, Inc., a Delaware Corporation.

Over the past three years, since the Prioria bankruptcy, the Catalyst Building has been jointly occupied by three separate tenants: the City of Gainesville, University of Florida (FIBER) program and Altavian, a local drone company, which was bought by Teledyne FLIR Detection, Inc. The latter two tenants executed three year leases for 7,500 square feet and 10,000 square feet respectively (in August/September, 2018), and they expire on August 31, 2021.

Terms of the Lease include the following:

Two Year Base Lease Term (for the entire building - 22,000 square feet)

Priced at \$14.00 / SF with a 3% Annual Increase

Two Options to Renew for a Two Year Term Each at Fair Market Value

No Tenant Improvement Allowance and No Rent Abatement

City will provide expanded parking spaces for a total of 100 spaces (paved and striped)

Tenant pays Property Tax (Estimated at \$1,350 per month) and Sales Tax (6.5%)

Strategic Connection

Goal 4: Resilient Local Economy...increase the number of successful and sustainable, small and locally owned businesses.

The total revenue anticipated over the two year term of the lease is \$688,440 including estimated property and sales tax. The increase of revenue, due to the entire building being leased at a higher rate and being placed back

on the tax rolls, will fund the cost of the parking improvements.

The City Commission: 1) approve the two Lease Amendments with Teledyne FLIR Detection, Inc. for the space available at 606 Southeast Depot Avenue; and 2) authorize the City Manager, or designee, to execute the two Lease Amendments with Teledyne FLIR Detection, Inc., subject to review and approval of the City Attorney's Office as to form and legality.