



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00648

City Council

12/14/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

APPROVAL OF SUBLEASE - HARBOURVIEW BUILDING

RECOMMENDATION:

That City Council approve a sublease, from Harbourview of Pensacola, LLC to Crown Health Care Laundry Services, LLC, for property located at 25 W. Cedar Street.

HEARING REQUIRED: No Hearing Required

SUMMARY:

In 1984, the City Council approved a Lease Agreement (“Lease”) to Harborview Corporation on the Bay for property located at 25 W. Cedar Street. The Lease provided for the construction of an office space structure on City-owned property. The Lease also provided for the construction of a parking garage available for use by the public on privately-owned property located directly north across Cedar Street. The structures are now completed and have been referred to as the Harbourview Building and Harbourview Parking Garage.

On August 11, 2016, the City Council approved assignment of the Lease to Harbourview of Pensacola, LLC.

Paragraph XIV(H) of the Lease requires any sublease with a duration of more than five years to be approved by the City. Harbourview of Pensacola, LLC, as current Lessee, seeks City approval to enter into a sublease of more than five years with Crown Health Care Laundry Services, LLC. The approval of the sublease in this action is hereby expressly limited to satisfy compliance with paragraph XIV(H) of the Lease, and shall in no way be intended or construed as granting, enlarging, altering, modifying, or amending rights in the Lease, nor shall it be intended or construed as an estoppel as to performance and compliance with the terms of the Lease.

PRIOR ACTION:

December 31, 1984 - City initially entered into the Lease of this property.

January 10, 1985 - City Council approved an amendment to the Lease.

May 5, 1986 - City Council approved a second amendment to the Lease.

September 10, 2009 - City Council approved the extension of the sublease agreements with Harbourview

Building subtenants Circle K, Schofield & Wade, and UBS Paine Webber.

October 8, 2009 - City Council approved the extension of sublease agreements with Harbourview Building subtenants Reliance Aerotech, Office Environments, and Raytheon Company.

July 14, 2016 - City Council approved a sublease for Harbourview Building subtenant Publix Super Markets, Inc.

August 11, 2016 - City Council approved assignment of the Lease to Harbourview of Pensacola, LLC.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

12/1/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Richard Barker, Jr., Chief Financial Officer
Stephanie Tillery, Contract and Lease Counsel

ATTACHMENTS:

- 1) Request from Harbourview of Pensacola, LLC dated September 11, 2017

PRESENTATION: No