

RESOLUTION NO. 12-71

A RESOLUTION ACCEPTING THE PROPOSAL OF TW REALTY, LLC, TO PROVIDE PROPERTY MANAGEMENT SERVICES FOR THE HALIFAX HARBOR PLAZA BUILDING FOR A PERIOD OF THREE YEARS WITH OPTIONS TO RENEW FOR THREE ADDITIONAL THREE-YEAR TERMS AT A TOTAL ESTIMATED COST OF \$50,700 ANNUALLY; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE HALIFAX HARBOR PLAZA PROPERTY MANAGEMENT SERVICES CONTRACT; AUTHORIZING THE CITY MANAGER TO PAY COMMISSIONS DUE UNDER THE CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 11-144, the City Commission authorized staff to pursue negotiated acquisition of property management services for the Halifax Harbor Plaza Building; and

WHEREAS, the City Manager or his designee, pursuant to § 30-116, City Code, has reviewed proposals and conducted negotiations; and

WHEREAS, TW Realty, LLC, proposes to provide such services in consideration for the City's payment of an annual management fee of \$14,700 per year, brokerage fees for tenants secured by TW Realty, LLC, at agreed rates and the cost of employing an on-site maintenance worker; and

WHEREAS, the total estimated annual cost for TW Realty to provide property management services as proposed is \$50,700; and

WHEREAS, the Support Services Director recommends acceptance of the proposal submitted by TW Realty, LLC, and the Interim Chief Financial Officer has filed a Sufficiency of Funds Certificate.

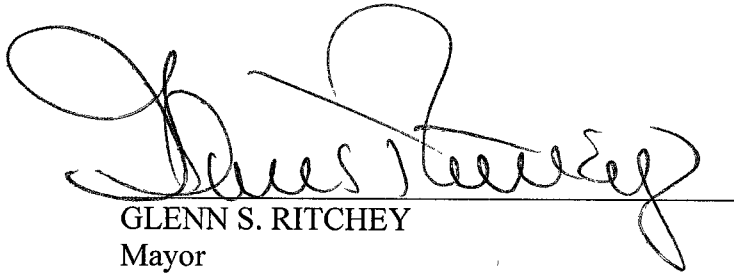
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH, FLORIDA:

SECTION 1. The negotiated proposal submitted by TW Realty, LLC, to provide property management services for the Halifax Harbor Plaza Building for a period of three years with options to renew for three additional three-year periods at an estimated annual cost of \$50,700 is hereby accepted.

SECTION 2. The Mayor and City Clerk are hereby authorized to execute the Halifax Harbor Plaza Property Management Services Contract with TW Realty, LLC. A copy of the Contract in substantially final form is attached hereto and made a part hereof by reference.

SECTION 3. It is understood that due to commissions for new tenants procured after the date of this Resolution, the City may be required to pay TW Realty costs in excess of \$50,700 annually. The City Manager is authorized to pay such additional brokerage fees as may be due under the Contract provided that the City Commission has approved all such new tenants and funds are available for such payments.

SECTION 4. This Resolution shall take effect immediately upon its adoption.



GLENN S. RITCHEY
Mayor

ATTEST:



JENNIFER L. THOMAS
City Clerk

Adopted: March 21, 2012