

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A SUBLEASE BETWEEN NORTH BROWARD HOSPITAL DISTRICT AND THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC.; APPROVING AN ENVIRONMENTAL INDEMNITY AGREEMENT AND A RECOGNITION AGREEMENT BY AND BETWEEN THE NORTH BROWARD HOSPITAL DISTRICT, YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. AND THE CITY OF FORT LAUDERDALE; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE THE AGREEMENTS AND ANY AND ALL INSTRUMENTS OR DOCUMENTS INCIDENTAL THERETO; REPEALING ANY AND ALL RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

---

WHEREAS, on May 6, 2025, the City Commission adopted Resolution No. 25-78 declaring its intent to terminate the existing lease agreement with the Young Men's Christian Association of South Florida, Inc. ("YMCA") and enter into a new fifty (50) year lease agreement for a portion of City-owned property at Holiday Park (the "Property"); and

WHEREAS, the YMCA is a not-for-profit organization and was created for the purpose of strengthening the foundation of the community through youth development, healthy living and social responsibility; and

WHEREAS, the YMCA intends to construct a modern contemporary community facility ("Building 1") to conduct certain activities to benefit the public, which facility shall include a swimming pool and Wellness Center; and

WHEREAS, the YMCA intends to construct a free-standing emergency facility ("Building 2") and sublet Building 2 and the Wellness Premises to North Broward Hospital District ("Broward Health") who intends to operate a free-standing emergency department and Wellness Center to benefit the public; and

WHEREAS, as a condition of entering into the sublease, Broward Health requires the City to approve the Sublease and enter into a Recognition Agreement; and

WHEREAS, as a condition of approval of the Sublease, the City requires Broward Health to indemnify and defend the City from all claims, damages, and expenses

arising from hazardous materials generated, stored, or released by Broward Health, its agents, guest or licensees on the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA AS FOLLOWS:

SECTION 1. That the Recitals set forth are true and correct and incorporated in this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida hereby approves the Sublease attached to the Recognition Agreement by and between the North Broward Hospital District and the YMCA.

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida, hereby approves the Environmental Indemnity Agreement and Recognition Agreement with North Broward Hospital District and/or the YMCA.

SECTION 4. That the City Commission hereby authorizes execution of the Environmental Indemnity Agreement and the Recognition Agreement with North Broward Hospital District and/or the YMCA, in substantially the form attached to Commission Agenda Memorandum #25-0499, subject to final review and approval by the City Attorney's office, and delegates authority to the City Manager to execute the Agreements on behalf of the City and to execute any and all documents or instruments incidental thereto.

SECTION 5. That any and all Resolutions in conflict herewith are hereby repealed.

SECTION 6. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk

RESOLUTION NO. 25-

PAGE 3

DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

---

Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_