



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0041

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: February 18, 2025

TITLE: Resolution Declaring the City's Notice of Intent to Convey Two City-Owned Properties Located at 9 SW 6th Avenue (Folio ID 504210210550) and 15 SW 6th Avenue (Folio ID 504210210560) to the Performing Arts Center Authority and Setting a Public Hearing for April 1, 2025, Pursuant to Section 8.02 of the Charter of the City of Fort Lauderdale - **(Commission District 2)**

Recommendation

Staff recommends the City Commission adopt a resolution to convey 9 SW 6th Avenue and 15 SW 6th Avenue (the "Properties") to the Performing Arts Center Authority ("PACA") in support of capital improvements at the Broward Center for the Performing Arts. The resolution will also set a public hearing for April 1, 2025, to allow for public input.

Background

PACA operates the Broward Center for the Performing Arts ("Center"), a cultural venue in Fort Lauderdale that hosts performances benefiting City residents and visitors. The Center is a significant cultural asset, and PACA has requested a land contribution from the City to support capital improvements.

The 17,500 square feet of City-owned land, previously leased by PACA for staff parking, is located west of SW 6th Avenue, south of Broward Boulevard. The parcels, zoned Regional Activity Center – West Mixed-Use District, were appraised at \$2,275,000. In October 2023, PACA requested the City's support for its capital improvement efforts through a land contribution.

City Contribution and PACA Use

Under the proposed Tri-Party Grant Agreement between Broward County ("County"), City, and PACA:

- The County will provide up to \$5 million in matching funds.
- The City is contributing land valued at \$2.1 million as an in-kind match. Over five years, \$1.25 million (\$250,000 per year) will be applied to meet the City's annual

matching requirement, leaving a remaining balance of \$850,000. Historically, the City has provided a 25% match to the County.

- The City and PACA agreed on a final valuation of \$2.1 million, which reflects a compromise between their respective appraisals. The City's appraisal valued the property at \$2.275 million, while PACA's appraisal estimated it at \$1.925 million.

Per the City Supplemental Grant Agreement, PACA will integrate the properties into the Center's operations to support facility improvements.

Public Purpose

The City and County are contributing financial and land resources to support capital improvements at the Center. These contributions serve as public purpose by enhancing a major cultural institution that benefits residents and visitors.

Escrow Agreement and Land Transfer

- The quitclaim deed will be placed in escrow within 60 days of executing the Tri-Party Agreement.
- The deed will be released to PACA once PACA demonstrates \$2.5 million in reimbursed capital expenditures from the County, by October 1, 2028, or upon termination of the agreement.
- The City will retain a \$850,000 balance for rent credits or future capital contributions.

Legal Requirements for Land Transfers

Under Section 8.02 of the City Charter, transferring public land to a public body requires a structured process. First, the City Commission must adopt a Resolution of Intent, declaring its intention to convey the property and specifying the public purpose for its use. This resolution must set a public hearing date at least 30 days after adoption. Prior to the hearing, two public notices must be published in a local newspaper — the first at least 10 days before the hearing and the second one week after the first publication. At the public hearing on April 1, 2025, the agenda item will present the terms of the transfer, explain the property's intended use, and allow citizens and taxpayers to provide input. Following the hearing, the City Commission must adopt a final resolution, either confirming, amending, or repealing the initial resolution. If confirmed, the resolution will authorize City staff to execute and deliver the deed of conveyance under the specified terms.

Resource Impact

There is no current fiscal impact associated with this item.

Strategic Connections

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Business Development Focus Area
- The Economic Development Element

- Goal 1: Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

Attachments

Exhibit 1 – City Appraisal

Exhibit 2 – Tri-Party Agreement

Exhibit 3 – City Supplemental Grant Agreement

Exhibit 4 – Escrow Agreement

Exhibit 5 – Property Map

Exhibit 6 – Resolution

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