



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

FROM: Rickelle Williams, City Manager

DATE: March 19, 2026

TITLE: Resolution Approving a Third Amendment to the Operations Agreement and Operational Transition Schedule with the Broward Performing Arts Center Authority, the Discovery Center, and the Downtown Development Authority Related to the Arts and Science District Parking Facility
(Commission District 2)

Recommendation

Staff recommends the City Commission approve a Third Amendment to the Operations Agreement, in substantially the form attached, with the Broward Performing Arts Center Authority (PACA), the Discovery Center, and the Fort Lauderdale Downtown Development Authority (DDA) related to the Arts and Science District Parking Facility and authorize the City Manager to manage the coordination of the transition of duties and responsibilities pursuant to the Transition Schedule, on behalf of the City.

Background

The Arts and Science District Parking Facility, also known as the PACA garage, was jointly funded and built by the City, DDA, and PACA in 1989 as a collective effort to improve the Arts and Science District in the downtown area. The land the garage is built upon is jointly owned by the DDA and PACA, and, through the operating agreement established on October 3, 1989, the City was designated as the operator of the garage. While party to the agreement, Discovery Center does not have an active role in garage operation, maintenance or management. The 1989 operating agreement, as well as the subsequent first and second amendments to those agreements, signed and executed in 1991 and 2005 respectively, established:

- Parking garage operating hours;
- Revenue collection and distribution between the parties;
- Facility maintenance requirements;
- Parking enforcement; and

- Other operational needs to maintain service standards including staffing, general repairs, and landscaping among others.

Currently, as the operating agent, the City is responsible for all facets of the parking garage maintenance and operations, including, but not limited to, staffing, revenue collection and remittance, maintenance and repairs, enforcement, and any other operational needs. As an operating agent, the City established a dedicated fund for the garage (Fund 643). The Fiscal Year (FY) 2026 Fund 643 adopted budget is \$2,449,996, inclusive of operating expenses and personnel. The current City staffing level includes one (1) full-time security guard, one (1) full-time facilities maintenance worker, and one (1) full-time customer service representative.

Under the existing and the proposed agreement, the City, DDA, and PACA will continue sharing revenues and expenditures associated with the garage operation, utilizing the same revenue and expenditure split as in the current agreement. The City will continue receiving a sixteen percent (16%) share of the revenue generated by the garage while DDA and PACA will continue collecting eighty-four percent (84%) of the revenue. Additionally, the City will continue contributing sixteen percent (16%) towards the operating expenditures, while DDA and PACA will continue contributing forty-two percent (42%) each.

The proposed third amendment seeks to establish PACA as the operating agent of the PACA garage in lieu of the City. The shared operational expenses between the City, PACA, and the DDA will remain the same as established in the original operating agreement. The City will continue to receive a sixteen percent (16%) share of revenue from the garage; however, PACA will be responsible for all the garage operational requirements including remitting shared revenue as the new operating agent via this proposed amendment. The proposed third amendment does not provide any change in property ownership or garage facility use between the entities.

The proposed amendment was reviewed and approved by the PACA Board of Directors on November 6, 2025 (initial) and March 5, 2026 (final) and by the DDA Board of Directors on November 13, 2025.

There is a 120-day transition period included in the proposed amendment that would provide time for the City, DDA, and PACA to determine the transfer of duties and responsibilities, which includes identifying any impacted employees. Any impacted full-time employees will be considered for reassignment to other City parking facilities based on operational needs.

Resource Impact

There is no fiscal impact associated with this item

Strategic Connections

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are United*

Attachments

- Exhibit 1 – Operations Agreement
 - Exhibit 2 – First Amendment
 - Exhibit 3 – Second Amendment
 - Exhibit 4 – Third Amendment
 - Exhibit 5 – Operational Transition Schedule
 - Exhibit 6 – Resolution
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