



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0289

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

FROM: Susan Grant, Acting City Manager

DATE: April 1, 2025

TITLE: Public Hearing- Resolution Authorizing the Transfer of Two City-Owned Properties Located at 9 SW 6th Avenue (Folio ID 504210210550) and 15 SW 6th Avenue (Folio ID 504210210560), Along with the City's Interests in a Vacated Alley, to the Performing Arts Center Authority, Pursuant to Section 8.02 of the City Charter; Authorizing the City Manager to Execute the Conveyance Instruments - **(Commission District 2)**

Recommendation

Staff recommends the City Commission adopt a resolution approving the transfer of 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, pursuant to Section 8.02 of the City Charter and authorizing the City Manager to execute the conveyance instruments.

Background

As outlined in Section 8.02 of the City Charter, the City is authorized to convey real property it owns to another public entity if it serves a public purpose and benefits the public interest. In line with this authority, the City and Broward County are contributing financial and land resources through a Tri-Party Grant Agreement to support capital improvements at the Broward Center for the Performing Arts (the "Center"). These contributions enhance a major cultural institution, benefiting both residents and visitors.

CAM 25-0289 and CAM 25-0042 together reflect a coordinated effort in which the property conveyance and grant agreements are interdependent components advancing capital improvements at the Center.

Broward Center and PACA's Request

PACA operates the Center, a significant cultural venue in Fort Lauderdale that hosts performances serving the community. To support its capital improvement efforts, PACA has requested a land contribution from the City.

The requested 17,500-square-foot parcel, previously leased by PACA for staff parking, is located west of SW 6th Avenue and south of Broward Boulevard. The land, zoned

Regional Activity Center – West Mixed-Use District, was appraised by the City at \$2,275,000. In October 2023, PACA formally sought the City's support in securing this land for its improvement projects.

City Commission Approval

On February 18, 2025, the City Commission adopted Resolution 25-21, declaring its intent to convey the property to PACA. To finalize the transfer, the Commission must adopt a subsequent resolution formally approving the conveyance.

City Contribution and PACA's Use of the Land

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

- Broward County will contribute up to \$5 million in matching funds.
- The City will contribute the land, valued at \$2.1 million, as an in-kind match. Over five years, \$1.25 million (\$250,000 per year) will be applied toward the City's annual matching requirement, leaving a remaining balance of \$850,000. The City has historically provided a 25% match to the County.
- The final agreed-upon land valuation of \$2.1 million reflects a compromise between the City's appraisal (\$2.275 million) and PACA's appraisal (\$2.065 million).

Through the City Supplemental Grant Agreement, PACA will incorporate the property into its operations to support facility improvements at the Center.

Escrow Agreement and Land Transfer Terms

To ensure the fulfillment of funding and project commitments:

- 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, either 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.

This agreement ensures continued investment in the Broward Center while maintaining transparency and accountability for funding commitments.

Resource Impact

This action results in the donation of two real properties owned by the City in the amount of \$2,100,000.

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.

Related CAM

CAM 25-0042

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 No. 25-21

Exhibit 7 – PACA Appraisal

Exhibit 8 – Resolution

Prepared by: Angela Salmon, Program Manager I, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager