



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

**#22-0278**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** March 15, 2022

**TITLE:** Bahia Mar Discussion - **(Commission District 2)**

At the November 16, 2021, November 29, 2021, and December 21, 2021, Conference Meetings, the City Commission discussed the existing Amended and Restated Lease Agreement with Rahn Bahia Mar (Bahia Mar) and the new lease agreements proposed by Bahia Mar. Thereafter, on December 21, 2021, at the request of the City Commission, a new appraisal was ordered. On February 1, 2022, the City Commission directed the City Manager to identify an entity that could provide a financial analysis of the proposed new lease and the projections provided by Bahia Mar in relation thereto. Collier’s International (“Collier’s”) was subsequently retained and assigned to the task. The appraisal report provides the following value conclusions (Exhibit 4):

<b>Value Type &amp; Appraisal Premise</b>	<b>Interest Appraised</b>	<b>Date of Value</b>	<b>Value Conclusion</b>
Hypothetical Market Value	Fee Simple	February 18, 2022	\$256,400,000
Market Value of the Land (based on lease income)	Leased Fee	February 18, 2022	\$48,300,000
Market Value of the Land (leased income plus surplus)	Leased Fee	February 18, 2022	\$72,000,000

For the proposal review, Collier’s performed a review of the existing Amended and Restated Lease Agreement and proposed redevelopment plans, along with a commercial market assessment as provided in Exhibit 5.

Furthermore, during the March 1, 2022 Regular Meeting, the City Commission requested that a discussion be scheduled for March 15, 2022, regarding the Master Lease Agreement (Exhibit 1), the Phased Lease Agreement (Exhibit 2), and the Amended and Restated Declaration of Covenants & Restrictions of Bahia Mar Master Association, Inc. (Exhibit 3), proposed and submitted by Bahia Mar. The City Attorney will lead a discussion regarding the foregoing documents.

**Attachments**

- Exhibit 1 – Draft Master Lease Agreement (redlined)
  - Exhibit 2 – Draft Phased Lease Agreement (redlined)
  - Exhibit 3 – Draft Master Declaration (redlined)
  - Exhibit 4 – Bahia Mar Hotel and Marina Appraisal 2022
  - Exhibit 5 – Bahia Mar Hotel and Marina Proposal Review 2022
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Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager