



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: May 7, 2013

TITLE: Resolution declaring the intent to lease the “Historic Bryan Homes” on the City of Fort Lauderdale’s Riverwalk.

Recommendation

It is recommended that the City Commission adopt a Resolution pursuant to Charter Section 8.09 declaring the City’s intent to lease the “Historic Bryan Homes” on the City of Fort Lauderdale’s Riverwalk located at 301 SW 3rd Avenue, the legal description for which is described in Exhibit 1.

Background

Staff seeks authorization initiate the process under Charter Section 8.09 toward leasing the building known as “Historic Bryan Homes” and formerly known as the River House Restaurant by adopting a Resolution declaring the City’s intent to lease the property. Under Charter Sec. 8.09 this is a three-resolution process.

Section 8.09 of the City of Fort Lauderdale Charter provides that City property may be leased for a maximum term of 50 years (plus five years for construction), under certain proscribed conditions. The RFP seeks proposals from parties interested in leasing and operating the building with a rental term of twenty-five (25) years, plus two ten (10) year options the exercise of which require approval by both Landlord and Tenant; with a minimum initial capital investment (\$1,000,000). The Draft RFP, in substantial form, is attached as Exhibit 2.

Per the Charter, the RFP will be released no less than thirty days nor more than sixty days after adoption of this first Resolution. Responses will be provided directly to the City Commission, though a selection panel will consider and rank the proposers prior to placement on the City Commission agenda. The sealed bids must be accompanied by cash, cashier's check or certified check payable to the city in an amount equal to at least ten (10) percent of the first year's rental. After review by a selection committee, the item will be placed on a regular agenda for selection by the City Commission, and for a second resolution authorizing the preparation and negotiation of a lease agreement.

The RFP requires that the proposer provide, among other things, corporate profiles, professional licenses, a development plan, an operating plan, a marketing plan, and a financial plan. The criteria for selection (with suggested weighting for scoring purposes) are as follows: Understanding the overall needs of the City, 15%; Experience, qualifications and past performance; 15%; Development, operations, marketing and financial plans, 10%, respectively; proposed initial minimum investment for modifications, 25% and proposed rent payments, 5%.

Resource Impact

There is a no fiscal impact to the city associated with this item.

Attachments

Exhibit 1 – Legal Description & copy of Barefoot Mailman Plat

Exhibit 2 – Draft RFP

Exhibit 3 – Historical Society Narrative

Exhibit 4 – Proposed Resolution

Prepared by: Stacey Daley, Administrative Assistant, x5348

Department Director: Phil Thornburg