



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#15-0737

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 2, 2015

TITLE: Update on Shippey House

The purpose of this memorandum is to provide an update regarding the progress of Shippey House (Staff continues to meet with representatives from the Friends of Shippey (FOS) and Riverwalk Fort Lauderdale (RFL). The following update is as of May 27, 2015:

- Ownership of the house will pass from FOS to RFL at closing on or before July 2, 2015.
- The ground lease for property is planned to be on the June 16, 2015 City Commission agenda with an effective date of July 2, 2015.
- A Phase I environmental site assessment has been ordered and will be reviewed and approved prior to the initiation of the ground lease.
- FOS has applied for a Certificate of Appropriateness (COA) from the Historic Preservation Board (HPB) and will be heard on the June 1, 2015 HPB agenda. The COA includes alteration to install new windows, doors, and a porch, as well as a COA for new construction of a storage building (a repurposed shipping container) to be located at the back of the property behind the house.
- The plans indicated parking and a one-way drive aisle, however, those are not required to be approved by the HPB. City staff does not support removal of parking on the City lot, which would be required in the current design.
- Monetary pledges currently total approximately \$43,750 along with associated in-kind services totaling approximately \$57,000 which will be finalized on or before July 1, 2015.
- A term sheet or sub-lease with proposed tenant for the house will be completed by July 1, 2015.
- One-half of the proceeds from rental of the house by RFL will be earmarked as a capital reserve for capital improvements to Shippey House until the threshold of \$50,000 is reached. Funds received above and beyond the \$50,000 will be utilized by RFL for activation of Riverwalk Park, subject to the review and approval of the City Manager. As to the other one-half of the rent proceeds, 35%

will be earmarked for capital improvements or enhanced activities on Riverwalk and 15% will be available to defray administrative costs.

Staff will continue to provide the City Commission with monthly updates on fundraising efforts as well as any timeline issues.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

Prepared by: Carolyn Bean, Administrative Assistant

Department Director: Phil Thornburg, Parks and Recreation