



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

17-0874

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: July 11, 2017

TITLE: Motion Approving a Joinder and Consent to the Ground Lease Agreement with Las Olas SMI, LLC

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve a Joinder and Consent by the Fort Lauderdale Community Redevelopment Agency to the Ground Lease Agreement by and between the City of Fort Lauderdale and Las Olas SMI, LLC.

Background

On August 23, 2016, the City of Fort Lauderdale received one bid for the Las Olas Marina Lease, Management, and Development RFP #265-11791. Suntex Marina Investors LLC was the sole bidder on the RFP and as part of the bid submittal; Suntex included a Base Proposal, an Alternate A Proposal (Base Proposal plus Restaurant), an Alternate B Proposal (Mega Yacht Proposal), and an Alternate C Proposal (Mega Yacht Proposal plus Restaurant).

On October 4, 2016, the City Commission approved Resolution 16-175 awarding Las Olas Marina Lease, Management, and Development RFP #265-11791 to Suntex Marina Investors LLC. At its October 18, 2016 Regular Meeting, the City Commission approved the Alternate C Proposal from Suntex's bid package.

On June 20, 2017, the City Commission reviewed a draft lease agreement at its regular meeting and provided comments to incorporate into the final agreement. In Article II of the lease, under Lessor Improvements, the Lessor is required to demolish the existing Las Olas Marina Building and provide the Lessee with a temporary marina trailer until December 31, 2020.

On January 18, 2017 the CRA Board of Commissioners and City Commission approved a construction contract and guaranteed maximum price (GMP) of \$49,379,324 with Skanska Building Inc. for the Las Olas Boulevard Corridor Improvement Project. To facilitate the project, the existing Las Olas Marina building

needs to be demolished and a temporary marina trailer provided until new construction is complete. The demolition and temporary marina trailer are both provided for in the CRA's cost for the project.

Compliance with Beach Community Redevelopment Plan

The demolition of the existing Las Olas Marina Building and the provision of the temporary marina trailer are associated with the facilitation of the Las Olas Boulevard Corridor Improvement Project and the expansion of the Las Olas Marina. Both projects are identified as major public improvement projects in the Beach Community Redevelopment Plan's Redevelopment Plan Concept.

Resource Impact

The temporary marina trailer is funded in the Las Olas Boulevard Corridor Project. Funds have been encumbered in Requisition Number RQ1711736. There is a fiscal impact to the CRA for Fiscal Year 2017 in the amount of \$36,379,324 for this contract. A parking revenue bond of \$13,000,000 will fund the remaining construction cost of the project.

Funds available as of July 5, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
346-P11900.346-6599	LAS OLAS BLVD CORRIDOR IMPROVEMENT	Capital Outlay/Construction	\$43,595,708	\$950,895	\$36,379,324
PURCHASE TOTAL ►					\$36,379,324

Strategic Connections:

This item is a Commission Annual Action Plan top priority, advancing the Beach Community Redevelopment Agency.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in 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.
- Objective 1: Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone.

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

Related CAM(s):

#17-0867 – Resolution Approving Lease Agreement

Attachment:

Exhibit 1 – Lease Agreement

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