

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ACCEPTING BID OF URBAN STREET DEVELOPMENT, LLC AND HALMOS HOLDINGS, INC. FOR THE LEASING, DEVELOPMENT AND IMPROVEMENT OF CITY OWNED PROPERTY LOCATED AT 330 SW 2 STREET, FORT LAUDERDALE, FLORIDA 33301, COMMONLY KNOWN AS "NEW RIVER TRADING POST"; AUTHORIZING NEGOTIATION AND PRESENTATION OF A LEASE PURSUANT TO SECTION 8.09 OF THE CITY CHARTER; PROVIDE FOR EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale owns certain land and improvements located at 330 SW Second Street with a tax folio number of 504210BJ9999, known as the "NEW River Trading Post" and legally described as follows (hereinafter referred to as "Property"); and

All of Parcel "A" of "THE BAREFOOT MAILMAN", according to the Plat, recorded in Plat Book 152, Page 32, of the Public Records of Broward County, Florida

WHEREAS, Urban Street Development, LLC and Halmos Holdings, Inc ("Bidder") as the successful bidder for leasing, developing, and improving the City-owned property; and

WHEREAS, this project was subject to a ground lease agreement between the City of Fort Lauderdale and New River Trading Post, LLC, initiated on December 24, 2003 (Exhibit 2), and later amended by a first amendment to the ground lease on December 23, 2005 (Exhibit 3). The ground lease is set to expire in February 2058; and

WHEREAS, on April 16, 2024, the City Commission approved Resolution 24-78 (Exhibit 4) authorizing City staff and Colliers International South Florida, LLC ("Colliers") to market a master lease for the development and improvement of the Property for a ground lease term with an expected beginning date on March 1, 2058; and

WHEREAS, the Bidder met the minimum requirements as outlined in the Submittal Procedures per the City's Resolution, which required a certified check in the amount equal to 10% of the first year's rent or \$375,000, whichever is greater; and

WHEREAS, The Bidder, the current tenant of the property, is a South Florida-based developer with substantial local development experience, high qualifications, and strong financial backing. Additionally, the Bidder has expressed a commitment to the City of Fort Lauderdale and a desire to be a good community partner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That each WHEREAS clause set forth above is true and correct and herein incorporated by this reference.

SECTION 2. That the City Commission of Fort Lauderdale does hereby declare and determine its intention to negotiate a new Ground Lease, upon the terms and conditions prescribed below for certain lands, and improvements on them owned by the City, which lands lie within Fort Lauderdale, Broward County, Florida, to wit:

All of Parcel "A" of "THE BAREFOOT MAILMAN", according to the Plat, recorded in Plat Book 152, Page 32, of the Public Records of Broward County, Florida.

SECTION 3. The term of the Ground Lease shall not exceed fifty (50) years from March 1, 2058 (post-expiration of existing ground lease), or upon earlier termination of existing ground lease agreement if prior to March 1, 2058, plus such length of time, not to exceed five (5) years, to complete construction of the proposed improvements.

SECTION 4. The Ground Lease shall provide that such Property and improvements shall be leased to embody the terms and conditions specified in this Resolution. Annual base rent shall be at least \$1,342,223 starting in year one (1), with ten percent (10%) escalation every five (5) years. The total Ground Lease rent over fifty (50) years shall exceed \$107 million.

SECTION 5. The Ground Lease shall provide that Bidder will invest \$1 million in Esplanade Park improvements within five (5) years of the project.

SECTION 6. The Ground Lease shall provide the Development will be a high-rise mixed-use apartment building with ground-level retail and potential restaurant amenities.

SECTION 7. The Ground Lease shall provide additional terms and conditions the City Staff deems necessary to protect the interests of the City.

SECTION 8. That any and all Resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 9. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this the _____th day of _____, 2024.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
THOMAS J. ANSBRO

Dean J . Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Warren Sturman _____