



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

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

**DATE:** August 22, 2017

**TITLE:** Resolution Approving a Lease Agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for the Property at 1409 NW 6 Street (Mizell Center)

---

**Recommendation**

It is recommended that the City Commission adopt a Resolution approving a lease agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for the property at 1409 NW 6 Street., commonly known as the Mizell Center. The lease agreement is for 50 (fifty) years at \$1.00 a year. The leased property will be used by the YMCA to build a new recreation facility.

**Background**

On July 11, 2017, the City Commission adopted Resolution No. 17-146 declaring the City's intent to lease the property at 1409 NW 6 Street to the Young Men's Christian Association (YMCA) of South Florida, Inc.

It is the intent of the YMCA to demolish the existing building and build a YMCA facility that will include a swimming pool, children's daycare, retail, a gymnasium, a wellness center, a blackbox theatre, and classroom space for Broward Community College. Section 8.13 of the City of Fort Lauderdale Charter provides that City property may be leased for a maximum term of 50 years under certain proscribed conditions.

The obligations of the YMCA as part of the lease are as follows:

- The YMCA must secure \$10 million construction loan from an institutional lender and show evidence of having raised \$5 million through cash donations within 16 months after the lease date;
- The YMCA must receive necessary development approvals for the construction of the YMCA facility within one year after the lease date;
- The YMCA must produce a complete and final budget for construction of the YMCA facility with a schedule of values not to exceed \$15 million within sixteen months after the lease date;

- A Development Agreement between the CRA and YMCA must be approved providing the terms and conditions by which the CRA will provide a grant of \$10 million to the YMCA under the CRA's Development Incentive Program within sixteen months after the lease date;
- An approved Site Plan within sixteen months after the lease date;
- The YMCA must have a construction contract from a general contractor for a fixed price, not to exceed \$15 million, within sixteen months after the lease;
- The YMCA must have a written agreement with Broward College confirming a commitment to provide the YMCA with a grant toward the cost of development of the YMCA Facility and/or a commitment to sublease a portion of the YMCA Facility.

Within two years after the effective date of the lease, the YMCA shall complete construction of the YMCA Facility and shall provide the City with a copy of the Certificate of Occupancy.

### **Resource Impact**

There is no FY17 impact. Upon completing the due diligence and initial development milestones prescribed in the lease, the City will generate a revenue of \$1 a year from the YMCA.

### **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 Community*.

### **Attachments**

Exhibit 1 – Legal Description  
Exhibit 2 – Resolution 17-146  
Exhibit 3 – Lease Agreement  
Exhibit 4 – Resolution

---

Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager