



LETTER TO THE COMMISSION

LTC No: 25-279

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: December 23, 2025
SUBJECT: City Hall Next Steps

The purpose of this Letter to the Commission (LTC) is to advise the City Commission of the next steps for the City Hall project. During the City Commission Special Meeting on December 2, 2025, the City Commission approved Resolution No. 25-231 providing notice of the final ranking of the four (4) shortlisted unsolicited proposals and the decision to proceed with and accept the unsolicited proposal from Plenary.

On December 18, 2025, City staff, outside counsel, and consultants met to determine the roles, responsibilities, timelines, legal forms, and other key considerations related to the next phase of the City Hall project. The discussion focused on establishing the framework for upcoming negotiations and identifying project opportunities.

Going forward, I am establishing an initial City staff working group, with support from the City Attorney's Office and outside counsel, for the purpose of assisting with project negotiations. The staff working group is comprised of staff with various backgrounds and specialties and will be supplemented by other subject matter experts as required. The working group will consist of:

Ben Rogers, Assistant City Manager – Project Lead
Chris Cooper, Deputy City Manager
Yvette Matthews, Assistant City Manager
Quentin Pough, Assistant City Manager
Anthony Fajardo, Director, Development Services Department
Angela Salmon, Program Manager I, Office of Real Estate

At this time, next steps for the project include:

- Space Programming – City staff received feedback that the proposed space program should be refined. The proposed program of 295,883 gross square feet is being reviewed to identify potential areas where the building size could be reduced. The review includes a two (2)-step approach where 1) City staff will identify areas that can be condensed and 2) the space program will be further evaluated as part

of the initial design effort to identify where various space programs can be consolidated or overlapped, building circulation patterns can be minimized, and the overall building footprint becomes more efficient and effective.

- Fiscal Planning – City staff are exploring additional financial considerations and options to finance the City Hall project. The planning effort includes conducting additional research into the City's cost of capital compared to Plenary's cost of capital. City staff intend to initiate a preliminary discussion with the City Commission regarding project financing mechanisms during the January 13, 2026 Commission Goal Setting meeting. In addition, City staff will further analyze funding opportunities during the Fiscal Year (FY) 2027 budget development process which begins in January 2026. The FY 2027 budget development process will include updating the five (5)-year Community Investment Plan (CIP), updating the ten (10)-year revenue sufficiency model, and strategically aligning funding sources with City Commission priorities.
- Kick-Off Meeting and Scope Negotiations – The City (with its outside counsel and consultants) and Plenary have scheduled a contract negotiation kick-off meeting on January 8, 2026. The kick-off meeting will focus on defining, on a preliminary basis, components for the interim agreement, prioritization of key items, legal forms, timelines, roles, and responsibilities. Subsequently, the negotiation sessions will take place with aim of delivering an interim agreement in Spring 2026.

c: Shari McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors