



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#26-0081**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** January 20, 2026

**TITLE:** Motion Approving the Twelfth Amendment to the Lease Agreement between the City of Fort Lauderdale and Ivy Tower 101 Property, LLC, in Substantially the Form Attached – Annual Total Rent of \$741,866 – **(Commission District 2)**

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**Recommendation**

Staff recommends that the City Commission approve the Twelfth Amendment to the Lease Agreement between Ivy Tower 101 Property, LLC (Landlord) and the City of Fort Lauderdale (City) to expand the City's leased premises to include additional office space on the first and second floors of the Centre 101 Building, located within the Tower 101 complex at 101 NE 3 Avenue.

**Background**

Since 1997, the City has continuously occupied office space at Tower 101, which has served as a downtown operations hub for multiple City departments. The City has executed eleven (11) lease amendments to address evolving operational needs and temporary relocations.

In November 2023, the City Commission approved the Eleventh Amendment to the Lease Agreement (CAM #23-1063), which expanded the City's leased area to 46,763 square feet across the 11th, 14th, 16th, and 21st floors and extended the lease term through July 31, 2028. The expansion was necessary to maintain continuity of operations following the April 2023 flooding of City Hall.

The proposed Twelfth Amendment expands the lease space into the 1st and 2nd floors of the Centre 101 Building, specifically suites 100 and 200. The Centre 101 lease further enables the City to consolidate departments and divisions currently operating from multiple locations into a more unified and centrally managed workspace. This consolidation reduces inefficiencies associated with fragmented office locations and supports coordinated service delivery, while preserving flexibility to transition operations into a future consolidated City Hall facility.

In anticipation of the March 2026 lease expiration at the 521 NE 4 Avenue building, staff initiated a comprehensive search for additional office space. Staff evaluated multiple

buildings, including 101 NE 3 Avenue (Tower 101), 445 NE 4 Street, 1936 South Andrews Avenue, 200 NE 3 Avenue, 110 East Broward Boulevard, and One East Broward. Each location was reviewed for suitability, required build-outs, parking availability, cost implications, and overall operational impact. During the property search process, it was identified that Visit Lauderdale (Greater Fort Lauderdale Convention and Visitors Bureau), would be vacating the Centre 101 space. This space is aligned with staff objectives as it is adjacent to the space the City leases within Tower 101, provides a 1st floor presence, and was previously utilized to deliver economic development services which is one (1) of the anticipated City uses. The other locations required significant reconfiguration, lacked sufficient parking, were unavailable for lease, or would further decentralize City operations. By contrast, the Centre 101 space within the Tower 101 building is centrally located, highly accessible to staff and the public, and largely move-in ready, including existing furnishings available for use, and adjacency to a City-owned parking garage. Tower 101 represents the most cost-effective, operationally efficient, and least disruptive interim solution.

The space will allow for the centralization of personnel and allow for the repurposing of existing space to address multiple space challenges including:

- Community Services Department – Locating a portion of CSD within Centre 101 provides a centralized, highly visible, and easily accessible public-facing location in the downtown core. The proposed consolidation enhances service delivery, improves resident access, and supports coordinated engagement across the department's divisions, including Housing and Community Development (HCD), Economic Development, Public Art and Cultural Affairs, and Customer Support and Business Tax. Note that HCDs existing lease at 914 Sistrunk Boulevard is scheduled to expire on May 31, 2026.
- Public Works Stormwater Division (Fortify Lauderdale) – The Stormwater Division is currently located on the 14th floor of the Tower 101. With the adoption of the Fiscal Year (FY) 2025 Budget in September 2024, the City began the phased addition of six (6) Stormwater Fund-supported project management positions to advance implementation of the next phase of citywide stormwater improvements. The existing space is no longer adequate to meet the staffing needs due to these recently filled positions, which aim to advance and expedite the Fortify Lauderdale Stormwater Program. Centralizing the Fortify team supports effective program management, coordination, and oversight of multi-year capital projects without requiring additional dispersed leased space.
- Public Works Sanitation Division – The Sanitation Division is currently located on the 14<sup>th</sup> floor of the Tower 101 building. The allocated space is not adequate for the current or future needs and has up to five (5) employees located within a single office. The relocation of other divisions will provide additional workspace for the team members and Public Works management staff that are currently located on a different floor of the Tower 101 building.
- Utility Billing Division (UB) – The Utility Billing Division was previously located on

the first floor of the City Hall building. In 2023, UB staff relocated to the Greg Brewton building (700 NW 19 Avenue) and utilized portions of the Development Service Department's public-facing customer service center to conduct business. While the UB team has continued to provide a high level of customer service to our neighbors, working conditions are challenging, with numerous customer service staff answering calls in a shared space that previously served as a small training room. Additionally, to accommodate the entire team within the Greg Brewton Building, the team had to be split into four (4) different locations within the building, leading to challenges with continuous monitoring of these customer-focused positions. The relocation of CSD staff to Centre 101 will allow the space to be reconfigured for additional contiguous space for the Utility Billing Team to promote greater collaboration and a higher level of productivity.

- Capital Projects Department (CPD) –The proposed lease enables Capital Projects Department (CPD) staff, currently dispersed across multiple locations including within the City Manager's Office, to be consolidated into a centralized and contiguous workspace. CPD operations are currently fragmented, limiting the efficiency anticipated from the department's creation. This consolidation is essential to improving coordination, standardizing project management practices, and ensuring effective oversight and timely delivery of high-priority capital projects such as Parks Bond projects, fire stations, and City Hall.
- Procurement Services Department – Currently located on the 16<sup>th</sup> floor of the Tower 101, the Procurement Services Department has sufficient office space but has challenges with scheduling procurement-related meetings based on the limited conference room availability and the size of each conference room. The leased premises include an extra-large conference room that would be prioritized for procurement-related meetings such as evaluation committees and vendor presentations. In addition, the conference room will be used for hosting public meetings, advisory boards, interdepartmental coordination, and community engagement activities. This additional capacity addresses ongoing constraints in conference room availability across existing leased facilities and improves scheduling efficiency while ensuring appropriate space for public-facing meetings.

As part of the centralization efforts, there may be additional personnel relocations within the Tower 101 building footprint or across other City facilities. Specifically, relocating the Parks and Recreation Sustainability Division and/or Strategic Communications Department would provide Fortify Lauderdale team members to be located contiguous with existing stormwater teams and other Public Works divisions.

#### Lease Terms

If approved, the Twelfth Amendment to the Lease Agreement will be effective February 1, 2026, with the following principal terms:

- Premises - Suite 100 (1st Floor) – 3,435 square feet; Suite 200 (2nd Floor) – 9,485 square feet; total of 12,920 rentable square feet within Centre 101.

- Expansion Premises Term - February 1, 2026, through January 31, 2031.
- Existing Premises Term - The City's existing space on the 11th, 14th, 16th, and 21st floors of Tower 101 remains under lease through July 31, 2028, pursuant to the Eleventh Amendment.
- Aggregate Occupancy - 59,683 rentable square feet across Tower 101 and Centre 101, representing approximately twenty-six percent (26%) of the total building area.
- Base Rent - \$30.00 per square foot, subject to annual escalation of three percent (3%) beginning February 2027.
- Operating Expenses - \$26.52 per square foot, with caps on controllable increases.

The Twelfth Amendment establishes intentionally staggered lease terms between the City's existing Tower 101 premises and the newly added Centre 101 Expansion Premises. This structure, requested by the landlord, prevents all City-leased space within the Tower 101 complex from expiring at the same time, supporting the landlord's portfolio management needs while maintaining the City's operational stability during the City Hall redevelopment period. The existing Tower 101 space remains under lease through July 31, 2028, while the Centre 101 Expansion Premises extend through January 31, 2031, resulting in an approximately thirty (30)-month separation between the two (2) terms. This staggered approach gives the City flexibility to sequence future lease decisions with the anticipated completion of the new City Hall and to plan a phased reduction of leased space. Under the Amendment, if the City exercises the renewal option for the Tower 101 premises (extending that term through December 31, 2030), the Centre 101 lease term automatically extends by the same duration, preserving a consistent twelve (12)-month difference between the respective expiration dates thereafter.

The lease expansion provides centrally located, flexible space while avoiding long-term commitments that could limit future consolidation. Upon completion of the new City Hall, the expanded leased premises are expected to be evaluated for phased de-occupancy consistent with the City's long-term facilities and real estate portfolio strategy.

### **Resource Impact**

The lease commencement on February 1, 2026, will result in a fiscal impact of \$494,578 for FY 2026 in the account(s) listed below.

***Funds available as of December 17, 2025***

ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-9030-519-30-3316	Other General Government - Human Resources	Services/ Materials/ Building Leases	\$500,000	\$500,000	\$381,540
10-001-3200-519-30-3316	CSD Administration	Services/ Materials/ Building Leases	\$111,029	\$106,122	\$74,019
10-108-3220-554-30-3316	Housing Grant Administration	Services/ Materials/ Building Leases	\$156,544	\$155,817	\$39,019
<b>TOTAL AMOUNT →</b>					<b>\$494,578</b>

**Attachments**

Exhibit 1 – Twelfth Amendment

Exhibit 2 – Amendments Ten and Eleven

Exhibit 3 – Location Map

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Charter Officer: Rickelle Williams, City Manager