



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

15-0665

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

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

DATE: June 16, 2015

TITLE: Resolution Declaring Intent to Lease Property at 1409 Sistrunk Boulevard
(Mizell Center)

Recommendation

It is recommended the City Commission adopt a resolution declaring its intent to lease a property at 1409 Sistrunk Boulevard (Von D. Mizell Center) to the Broward County Minority Builders Coalition, Inc. (MBC), a Florida not for profit corporation qualified as an Internal Revenue Code Section 501(c)(3) corporation.

Background

MBC is a 501(c)(3) nonprofit corporation founded in 1971 and located in the City of Fort Lauderdale (City). MBC's mission is to enhance the construction industry in Broward County by ensuring the active participation of highly capable minority and women-owned businesses (M/WBEs) in contracting, and by expanding the opportunities for highly skilled workers to join the local construction labor force.

The Von D. Mizell Center was formerly the site of the Provident Hospital. In 1937, Dr. James Franklin Sistrunk, a black physician in Fort Lauderdale, helped Dr. Von D. Mizell, a Dania native, found Provident. The 15-bed hospital was located at 1409 Sistrunk Boulevard at what is now the City owned Mizell Center. Provident was a general hospital, owned and operated by the black community through a non-profit corporation. It was the hospital for the care of black patients anywhere in South Florida and was operated by an all-black administrative staff. Provident closed in the 1960s after local hospitals were forced to integrate. In 1981, the former site of Provident Hospital opened as the Von D. Mizell Center. In 1981 the City used approximately \$400,000 in Community Development Block Grant (CDBG) funds for a substantial rehabilitation project resulting in the current facility.

Lease and Building Improvements

MBC intends to use the Mizell Center as an epicenter of economic development activities that add to the investments the City is already making to advance the economic vitality of the Sistrunk corridor and surrounding areas. The proposal outlines a

comprehensive use of the facility, whereby MBC will manage four over-arching strategies out of the Mizell Center facility. MBC will collaborate with other community partners to provide a minority/small construction related business accelerator, a contractors resource center, and a host of other growth-oriented small/minority business support services at this location. All of the strategies and activities are focused on increasing business revenues, increasing household income, and increasing property values in greater Fort Lauderdale. A brief description of each strategy is outlined below:

- **STRATEGY #1: O²E² Minority/Small Business Accelerator:**
A small business accelerator will be operated at the Mizell Center. The accelerator will include designated office space for up to 20 minority/small construction related businesses, and shall be equipped with a copier, fax, and wireless internet and telephone service. Conference rooms and classrooms shall be part of the accelerator space where training will occur and where small businesses may conduct their own meetings.
- **STRATEGY #2: Contractors Resource Center:**
The Minority Builders Contractors Resource Center will be housed at the Mizell Center to offer an access point for advocacy, education, and support activities to minority and small construction firms on an on-going basis. The vision for the resource center is to serve as a platform in the local construction industry that supports firms and related professionals at all stages of business by increasing their technical skills, competitive positions, and overall wealth through education, collaborative resourcing, training and support services.
- **STRATEGY #3: Job Training:**
MBC will partner with the OIC of South Florida to provide ongoing workforce development and green jobs training programs aimed at increasing the employability of local job seekers. More specifically, as part of this partnership, the Mizell Center will house the administrative and primary training location for the OIC YouthBuild program, an affiliate of YouthBuild USA.
- **STRATEGY #4: Other Economic Development Activities:**
MBC currently manages three programs focused on the low/moderate income and senior populations of the South Florida community. MBC currently manages affordable housing units in the City. MBC also performs home rehabilitation for the elderly through a partnership with the Florida Office of Elder Affairs. Lastly, for over 40 years, MBC has partnered with local municipalities on home rehabilitation projects that have helped to revitalize communities and enhance property values.

A copy of the proposal to lease and operate the programs outlined above at the Mizell Center by the MBC is attached as Exhibit 1.

The proposed lease with MBC anticipates an annual payment to the City of \$1 per year, with an initial 10-year term with an option to extend for an additional 10 years. MBC will

be responsible for all costs associated with the maintenance, management, and upkeep of the facility during the term of the lease.

Section 8.13 of the City's Charter (leases to civic and charitable organizations) permits this action. A copy of this section of the City Charter is attached as Exhibit 3.

Resource Impact

The budget impact associated with the lease will be funded from Community Redevelopment and Community Development Block Grant funds and/or Northwest CRA funds. It is estimated that the City's contribution to this project, from these sources, will be approximately \$922,900.

Attachments:

Exhibit 1 - Proposal and Project Overview from Minority Builders Coalition

Exhibit 2 - Mizell Center Parcels – BCPA data sheets

Exhibit 3 - Section 8.13 of the City Charter

Exhibit 4 - Proposed Resolution

Prepared by: Alfred G. Battle, Jr., Deputy Director

Department Director: Jenni Morejon, Sustainable Development