

**TRI-PARTY GRANT AGREEMENT BETWEEN BROWARD COUNTY, CITY OF FORT LAUDERDALE,  
AND PERFORMING ARTS CENTER AUTHORITY (PACA) FOR FUNDING FOR PACA'S CAPITAL  
IMPROVEMENT PROJECTS**

This Tri-Party Grant Agreement ("Agreement") is made and entered into by Broward County, a political subdivision of the State of Florida ("County"), the City of Fort Lauderdale, Florida, a municipal corporation ("City"), and Performing Arts Center Authority, an independent special district created by the Florida Legislature ("PACA") (each a "Party" and collectively referred to as the "Parties").

**RECITALS**

A. PACA operates the Broward Center for the Performing Arts ("Center"), located in the City of Fort Lauderdale, which is a significant cultural attraction for Broward County.

B. PACA has presented renowned performers and productions that have enhanced the cultural life of South Florida and made the Center a first-class facility for Broward County, its residents, and visitors.

C. The Board of County Commissioners of Broward County ("Board") and the City Commission of the City of Fort Lauderdale ("City Commission") wish to support the Center by providing funding and land contributions to PACA to fund capital improvement projects for the Center.

D. The Board and the City Commission have determined that their respective financial contributions serve a valid public purpose.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**ARTICLE 1. DEFINITIONS**

1.1. **Applicable Law** means all applicable laws, codes, advisory circulars, rules, regulations, and ordinances of any federal, state, county, municipal, or other governmental entity, as may be amended.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **City's Contract Administrator** means the Director of Finance, or other person designated in writing by City's Director of Finance or the City Manager.

1.4. **County's Contract Administrator** means the Director of County's Cultural Division ("Division"), or other person designated in writing by the Division Director or the County Administrator.

1.5. **County Auditor** means the County Auditor appointed by the Board. City Auditor means the City Auditor appointed by the City Commission.

1.6. **Fiscal Year** means each annual period from October 1 through the following September 30. For purposes of this Agreement, the first Fiscal Year is the period from October 1, 2023, through September 30, 2024.

## ARTICLE 2. EXHIBITS

<b>Exhibit A</b>	<b>Approved Uses</b>
<b>Exhibit B</b>	<b>City Land Contribution</b>
<b>Exhibit C</b>	<b>Five-Year Capital Plan Detail</b>
<b>Exhibit D</b>	<b>Supplemental Agreement Between PACA and City</b>
<b>Exhibit E</b>	<b>Escrow Agreement</b>

## ARTICLE 3. SCOPE OF SERVICES

3.1. Scope of Services. For the Term (as defined in Section 4.1), PACA shall use all funding provided by County or City pursuant to this Agreement solely for the approved uses specified in Exhibit A and/or otherwise stated in the Five-Year Capital Plan Detail attached as Exhibit C (collectively, the "Permitted Uses") to complete capital improvements at the Center to enable the Center to continue to provide cultural attractions and other activities.

3.2. Change of Permitted Uses. Modifications to the Permitted Uses require the prior written approval of County's Contract Administrator, City's Contract Administrator, and PACA's Chief Financial Officer. Upon any such prior written approval, Exhibit A and or Exhibit C, as applicable, shall be deemed automatically updated to reflect the modifications so approved in writing.

3.3. PACA's Chief Financial Officer. PACA's Chief Financial Officer is responsible for administering this Agreement on behalf of PACA.

3.4. County Auditor. The County Auditor shall be a permanent voting member of PACA's Finance Committee during the Term.

## ARTICLE 4. TERM AND TIME OF PERFORMANCE

4.1. Term. The term of this Agreement ("Term") shall begin retroactively on October 1, 2023 (the "Effective Date"), and shall end on December 31, 2028, unless otherwise terminated as provided in this Agreement.

4.2. Fiscal Year. The continuation of this Agreement beyond the end of any County or City fiscal year (October 1 through September 30) is subject to both the appropriation and the availability of funds pursuant to Chapter 129 and, if applicable, Chapter 212, Florida Statutes.

4.3. Time of the Essence. Time is of the essence for all performance required by this Agreement.

## **ARTICLE 5. FUNDING, INVOICING, AND USE OF FUNDS**

5.1. All funds and other value received by PACA under this Agreement shall be used by PACA solely for the capital improvement of the Center. PACA acknowledges that the amounts set forth in this article are the maximum amounts payable or due by County and City and constitute a limitation on County's and City's obligations to provide funding or value for capital improvements for the Center.

5.2. County's Contribution to PACA. During the Term, County will provide up to One Million Dollars (\$1,000,000) total for each Fiscal Year in matching funds as set forth in this Section 5.2, not to exceed a total aggregate contribution of Five Million Dollars (\$5,000,000) for the Term of this Agreement.

5.2.1. For each Fiscal Year, County will fund up to Five Hundred Thousand Dollars (\$500,000) annually ("County-PACA Match") on a dollar-for-dollar (1:1) match basis to the extent of PACA's actual capital expenditures towards Permitted Uses during that applicable Fiscal Year (PACA's actual expenditures, for purposes of the match, exclude expenditure of any funds received from County or City). Any qualifying PACA capital expenditures that exceed \$500,000 in any Fiscal Year shall carryover into the next Fiscal Year(s), until fully credited, for purposes of calculating the County-PACA Match amount.

5.2.2. For each Fiscal Year, County will match up to Five Hundred Thousand Dollars (\$500,000) annually ("County-City Match") at a two-to-one (2:1) basis to the extent of the City's in-kind land contributions as described in Section 5.3 below, up to a total aggregate County-City match of Two Million Five Hundred Thousand Dollars (\$2,500,000) for the Term of this Agreement. Provided City takes all actions necessary to ensure the timely performance of all obligations of City stated in Section 5.3, the Donated Parcel shall be deemed to be annual in-kind contributions by City of Two Hundred and Fifty Thousand Dollars (\$250,000) for each Fiscal Year of this Agreement; for clarity, City's deemed annual in-kind contribution will apply in accordance with this section for each Fiscal Year, including Fiscal Years, if any, before and after the issuance of the Release Notice, up to a maximum total deemed in-kind contribution amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) for the Term of this Agreement. Any remaining balance of value of the Donated Parcel as stipulated in Section 5.3.4 below that is not counted toward the City in-kind contributions to PACA as set forth in this Section 5.2.2 shall be governed by a Supplemental Agreement between PACA and City, of even date herewith and incorporated herein and attached as Exhibit D. To be effective, any amendment to the Supplemental Agreement between PACA and City requires prior written consent by the County Administrator. If the Release Notice is issued and the Donated Parcel is transferred to PACA prior to the expiration or termination of this Agreement, County's obligations to pay the County-City Match in full in accordance with this section will survive such expiration or termination.

5.3. City's Contribution to PACA. During the Term, City will provide capital improvement funding to PACA as follows:

5.3.1. Within sixty (60) days after the date this Agreement is fully executed by the Parties, City shall place a quitclaim deed, the form of which must be approved in writing in advance by PACA, to transfer to PACA the real property described in Exhibit B ("Donated Parcel"), to be held in escrow with Garry Johnson or other person approved by the Parties in writing ("Escrow Agent"), pursuant to the Escrow Agreement attached as Exhibit E ("Escrow Agreement"), which Escrow Agreement must be fully executed no later than the date this Agreement is fully executed. Any changes to the form of the Escrow Agreement must be approved in writing in advance by all Parties to this Agreement. City Manager is authorized to execute the Escrow Agreement in substantially the form of Exhibit E and approve any changes thereto.

5.3.2. The Escrow Agreement must provide for the release and recordation of the quitclaim deed for the Donated Parcel only and specifically as set forth in this Section 5.3.2. Escrow Agent shall release and record the quitclaim deed to PACA upon written notice from County ("Release Notice"). County shall issue the Release Notice upon the first to occur of the following three events: (i) October 1, 2028; (ii) PACA has demonstrated to County's satisfaction that PACA has expended at least Two Million Five Hundred Thousand Dollars (\$2,500,000) in capital expenditures for Permitted Uses during the Term (excluding funds received from County); or (iii) termination of this Agreement. The obligations of this section shall survive the termination or expiration of this Agreement.

5.3.3. Upon Issuance of the Release Notice, PACA shall certify to City, and County shall verify and provide notice to City, as of the date of the Release Notice, the amounts expended by PACA in capital expenditures for Permitted Uses during the Term (excluding funds received from County). Escrow Agent shall ensure a copy of the Release Notice is sent to City.

5.3.4. The Parties stipulate that the total value of the Donated Parcel is Two Million One Hundred Thousand Dollars (\$2,100,000).

5.3.5. Unless and until the Release Notice is issued by County pursuant to Section 5.3.2, City, at its sole expense, shall:

5.3.5.1 Maintain and preserve the Donated Parcel in substantially the same condition and repair as it was on the date this Agreement is fully executed, ordinary wear and tear excepted;

5.3.5.2 Maintain the current use of the Donated Parcel and all associated contractual and service relationships relating to same, unless modification is approved in writing by PACA;

5.3.5.3 Comply with all of the covenants, conditions, and requirements set forth, imposed by, related to, or arising out of all statutes, laws, ordinances, rules, regulations, and other applicable covenants with regard to the Donated Parcel;



5.3.5.4 Not allow any lien, taxes, special assessments, or other financial obligations regarding the Donated Parcel to remain unpaid after the due date, and not allow or consent to the creation of any matter affecting the title of the Donated Parcel as it exists on the date this Agreement is fully executed by the Parties, unless approved in advance in writing by PACA and County; if any such lien, taxes, assessments, financial obligations, or new title matter or exception occur, City must promptly address and fully resolve same to the reasonable satisfaction of PACA; and

5.3.5.5 Refrain from applying for an individual property owner rezoning application, or other construction related permit, for the Donated Parcel without prior written approval of PACA.

5.3.6. If the Release Notice is issued by County, City shall use best efforts to promptly assign or otherwise transfer to PACA, if and to the extent that PACA so elects to assume same, any then-existing contracts or service agreements relating to the Donated Parcel. If PACA elects not to receive an assignment or other transfer of any given contract or agreement, City shall ensure the contract or agreement is effectively terminated or otherwise resolved such that no third party has any rights or claims relating to the Donated Parcel after the date of the release of the quitclaim deed by Escrow Agent.

5.4. Invoices. Commencing within thirty (30) days after this Agreement is fully executed and continuing thereafter by December 1 of each calendar year, PACA shall invoice County the applicable County-PACA Match amount and the applicable County-City Match amount for the immediately preceding Fiscal Year, except that the first such invoice under this Agreement will include all amounts due for all prior Fiscal Years during the Term of this Agreement. County shall pay each proper invoice within thirty (30) days, subject to the limitations of this Agreement including, without limitation, Section 5.2.

5.5. Expenditure of Funds. PACA shall expend all funding provided under this Agreement no later than September 30, 2029. The Parties recognize that capital expenditures may fluctuate from year to year; any unexpended funds at the end of any Fiscal Year may be rolled over by PACA for appropriation in subsequent Fiscal Years, subject to the obligation of this section to fully expend all amounts by September 30, 2029. The obligations of this section shall survive the termination or expiration of this Agreement.

5.6. Selection and Compensation of Independent Auditor. Chapter 2005-335 of the Laws of Florida requires County and City to retain, employ, and compensate independent certified public accountants to audit the records or book of account of PACA. The Parties have a separate agreement for independent auditing services with PACA's independent auditor for Fiscal Years 2022/2023 through 2026/2027, which is separately funded and is in addition to the amounts paid by City and County pursuant to Sections 5.2 and 5.3 above.

5.7. Overpayments. Upon written notice from the County's Contract Administrator, PACA shall promptly reimburse County for any amounts later determined by County or City to be

improperly paid under this Agreement. Such reimbursements shall be made by PACA to County or City, as applicable, within sixty (60) days after receipt of written notice from the applicable Contract Administrator.

5.8. Interest; Withholding. No interest shall be due to PACA on any amount(s) payable by County. County shall have the right to withhold payment (without any obligation to pay interest) because of PACA's failure to comply with any term, condition, or requirement of this Agreement.

5.9. Nonpayment. If any Party fails to make payments or otherwise fail to perform as required under this Agreement when due, such failure shall constitute a breach of this Agreement by the nonpaying or nonperforming Party, and this Agreement will remain in effect as and between the remaining Parties. PACA agrees to look solely to the nonpaying Party for recovery, and neither County nor City shall have any liability or responsibility associated with the other's nonpayment to PACA. Each Party shall have the right to seek specific performance of any or all obligations under this Agreement.

5.10. Payment Address. Payments due to PACA shall be payable to the "Performing Arts Center Authority" at:

Performing Arts Center Authority  
Attention: Chief Financial Officer  
Broward Center for the Performing Arts  
201 Southwest Fifth Avenue  
Fort Lauderdale, Florida 33312

#### **ARTICLE 6. RECORDS, REPORTS, AND AUDITS**

6.1. PACA shall keep financial records in accordance with generally accepted accounting principles.

6.2. PACA shall submit to County and City a calendar quarterly financial report consisting of a statement of net position, a statement of revenue and expenses, a working capital statement, a cash flow schedule and forecast, and a schedule of all operating expenditures that were made from any funds received and disbursed during the calendar quarter for which the report is prepared. Such quarterly reports shall be submitted within forty-five (45) days after the end of each calendar quarter. PACA shall also prepare and submit an annual financial report with the same details as the quarterly reports (except that the annual report will provide details for the entire fiscal year) to County and City within one hundred twenty (120) days after the end of the applicable Fiscal Year. PACA's obligations under this section shall survive the expiration of the Term by one (1) calendar year.

6.3. The financial statements (including a cash flow statement), accounts, and records of PACA shall be audited annually by an independent certified public accountant licensed in the State of Florida. Such audit report shall be submitted by PACA to County and City no later than one

hundred twenty (120) days after the end of each Fiscal Year of the Term. PACA's obligations under this section shall survive the expiration of the Term by one (1) calendar year.

6.4. The audit report shall contain disclosures as to the amount of funding paid by County, by City, the amount expended for capital improvements of the Center, whether any funds are due back to County or City, and an opinion that the funds received have been expended in accordance with the terms of this Agreement. PACA's obligations under this section shall survive the expiration of the Term by one (1) calendar year.

#### **ARTICLE 7. INSURANCE**

PACA is a governmental entity and is responsible for the acts and omissions of its agents or employees as provided by applicable law, subject to any applicable limitations contained within Section 768.28, Florida Statutes, for claims against state agencies or subdivisions.

Upon request by County or City, PACA must provide the requesting Party with written verification of liability protection that meets or exceeds any requirements of Florida law. If PACA holds any excess liability coverage, PACA must ensure that "Broward County" and "City of Fort Lauderdale" are named as additional insureds and certificate holders under such excess liability policy and provide evidence of same to County and City.

If PACA maintains broader coverage or higher limits than the minimum coverage required under Florida law, County and City shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis. County's and City's insurance requirements shall apply to PACA's self-insurance, if applicable.

PACA shall require that each contractor performing capital improvements at the Center procures and maintains insurance coverage that adequately covers each contractor's exposure based on the work provided by that contractor. PACA must ensure that all such contractors name "Broward County" and "City of Fort Lauderdale" as additional insureds and certificate holders under the applicable insurance policies. PACA shall not permit any contractor to perform capital improvements at the Center until the insurance requirements of the contractor under this section are met. If requested by County or City, PACA shall furnish evidence of insurance of all such contractors and their insurance. County reserves the right, but not the responsibility, to periodically review any and all insurance policies and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the Term.

#### **ARTICLE 8. EQUAL EMPLOYMENT OPPORTUNITY**

No Party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement. PACA shall include the foregoing or similar language in its contracts with any contractors performing capital improvements at the Center, except that any project assisted by U.S. Department of Transportation funds shall comply with the nondiscrimination requirements in 49 C.F.R. Parts 23 and 26.



## ARTICLE 9. TERMINATION

9.1. Termination for Cause. In the event of an alleged breach of any provision of this Agreement, a nonbreaching Party shall provide written notice of the breach to the alleged breaching Party with a copy to the other Party. If the breach is not cured within thirty (30) days after written notice of the breach, this Agreement may be terminated for cause upon ten (10) days' prior written notice by the nonbreaching Party that provided notice of breach.

For any notice of breach from County pursuant to this section, if the breach is not corrected within the required time after notice, County's Contract Administrator in their sole discretion will determine whether the inability to correct the breach is excusable in light of the circumstances causing the breach. If the inability to correct is excusable in the sole discretion of County's Contract Administrator and if they are satisfied that reasonable progress is being made by the breaching Party in its endeavor to correct the breach, County's Contract Administrator may grant further written extensions of time for correction. If, however, County's Contract Administrator determines that the failure to correct is not excusable or that the continued breach is not excusable after a written extension has been granted, then County may terminate in accordance with this section.

For any notice of termination or termination for cause from City pursuant to this section, the same procedures outlined in this section will be followed by City except that the City Manager shall provide the required notices and make any required determinations in lieu of County's Contract Administrator.

9.2. Termination for Convenience. This Agreement may also be terminated for convenience by County or City by providing at least thirty (30) days' prior written notice to the other Parties. If County or City erroneously, improperly, or unjustifiably terminates for cause, such termination shall, to the full extent permissible under Applicable Law, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided. Each Party acknowledges that it has received good, valuable, and sufficient consideration, the receipt and adequacy of which are hereby acknowledged by each Party, for these rights to terminate for convenience. Each Party also waives, to the full extent permissible under Applicable Law, any and all rights to challenge the adequacy of such consideration or the validity of rights to terminate for convenience.

9.3. Notice of termination shall be provided in accordance with the "Notices" section in Section 11.7.

9.4. Effect of Termination or Expiration. In the event of termination or expiration of this Agreement, County and City shall remain obligated for any obligations that accrued on or before the effective date of termination or expiration. The rights and obligations of Sections 3.1, 3.2, Article 5, Article 6, this Section 9.4, and Section 11.2 shall survive termination or expiration of this Agreement.



## **ARTICLE 10. REPRESENTATIONS AND WARRANTIES**

10.1. Representation of Authority. PACA represents and warrants that this Agreement constitutes the legal, valid, binding, and enforceable obligation of PACA, and that neither the execution nor performance of this Agreement constitutes a breach of any agreement that PACA has with any third party or violates any Applicable Law, rule, regulation, or duty arising in law or equity applicable to PACA. PACA further represents and warrants that execution of this Agreement is within PACA's legal powers, and each individual executing this Agreement on behalf of PACA is duly authorized by all necessary and appropriate action to do so on behalf of PACA and does so with full legal authority.

10.2. Prohibited Telecommunications Equipment. PACA represents and certifies that PACA and all subcontractors do not use, and for the Term will not provide or use, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 C.F.R. §§ 52.204-24 through 52.204-26.

10.3. Verification of Employment Eligibility. Each Party represents that it has registered with and use the E-Verify system maintained by the United States Department of Homeland Security to verify the work authorization status of all newly hired employees in compliance with the requirements of Section 448.095, Florida Statutes, and that entry into this Agreement will not violate that statute.

## **ARTICLE 11. MISCELLANEOUS**

11.1. Public Records. PACA, County, and City are public entities. Each Party is responsible for complying with the public records laws in accordance with Chapter 119, Florida Statutes, including Section 119.0701.

In addition to any responsibility of PACA (as a separate public entity) to directly respond to each request it receives for records made or received by PACA in conjunction with this Agreement and to provide the applicable public records in response to such request, PACA shall notify County and City of the receipt and content of such request by sending an e-mail to County at [pdunlap@broward.org](mailto:pdunlap@broward.org) (with a simultaneous copy to [pgrewal@broward.org](mailto:pgrewal@broward.org)) and to City at [lshort@fortlauderdale.gov](mailto:lshort@fortlauderdale.gov) (with a simultaneous copy to [finance@fortlauderdale.gov](mailto:finance@fortlauderdale.gov)) within one (1) business day after receipt of such request.

11.2. Audit Rights and Retention of Records. County and City shall each have the right to audit the books, records, and accounts of PACA and its contractors that are related to this Agreement. PACA and its subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement and performance under this Agreement. All such books, records, and accounts of PACA and its contractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable

time, and upon request to do so, PACA and its contractors, as applicable, shall make same available in written form at no cost to County and City.

PACA and its contractors shall preserve and make available, at reasonable times within Broward County, Florida, for examination and audit, by County or City, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for a minimum period of three (3) years after expiration or termination of this Agreement or until resolution of any audit findings, whichever is longer. This article shall survive any dispute or litigation between the Parties, and PACA expressly acknowledges and agrees to be bound by this article throughout the course of any dispute or litigation with County and City. Audits and inspections pursuant to this section may be performed by any County representative (including any outside representative engaged by County) and/or by any City representative (including any outside representative engaged by City). County and City reserve the right to conduct such audit or review at PACA's place of business, if deemed appropriate by County or City, with seventy-two (72) hours' advance notice. PACA shall make all such records and documents available electronically in common file formats or via remote access if, and to the extent, requested by County.

Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for County's or City's disallowance and recovery of any payment upon such entry. If an audit or inspection in accordance with this section discloses overpricing or overcharges to County or City of any nature by PACA in excess of five percent (5%) of the total contract billings reviewed, the reasonable actual cost of the audit shall be reimbursed to County and City, respectively, by PACA in addition to making adjustments for the overcharges. Any adjustments and/or payments due as a result of such audit or inspection shall be made within thirty (30) days after presentation of the audit findings to PACA.

PACA shall ensure that the requirements of this section are included in all agreements with its contractor(s) relating to the performance of this Agreement.

11.3. Independent Contractor. PACA, County, and City are independent contractors. Each of the Parties and its agents shall not act as officers, employees, or agents of the other Parties. None of the Parties shall have the right to bind any of the other Parties to any obligation not expressly undertaken by the other Parties.

11.4. Regulatory Capacity. Notwithstanding the fact that County and City are each a political subdivision with certain regulatory authority, County's and City's performance under this Agreement is as a party to this Agreement and not in their regulatory capacity. If County or City exercise regulatory authority, the exercise of such authority and the enforcement of Applicable Law shall have occurred pursuant to County's and/or City's regulatory authority as a governmental body separate and apart from this Agreement and shall not be attributable in any manner to County and/or City as parties to this Agreement.

11.5. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign

immunity by any of the Parties nor shall anything included herein be construed as consent by the Parties to be sued by third parties in any matter arising out of this Agreement.

11.6. Third-Party Beneficiaries. The Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

11.7. Notices. Unless otherwise stated herein, in order for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via e-mail, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this section.

FOR COUNTY:

Broward County, Cultural Division  
Attn: Phillip Dunlap, Director  
100 South Andrews Avenue, 6<sup>th</sup> Floor, Fort Lauderdale, Florida 33301  
E-mail address: [pdunlap@broward.org](mailto:pdunlap@broward.org) and copy to [pgrewal@broward.org](mailto:pgrewal@broward.org)

With a copy to:

Broward County, Office of County Auditor  
Attn: County Auditor  
115 South Andrews Avenue, Room 520, Fort Lauderdale, Florida 33301  
E-mail: [bmelton@broward.org](mailto:bmelton@broward.org) and copy to [kulett@broward.org](mailto:kulett@broward.org)

FOR CITY:

City of Fort Lauderdale  
Attn: Director of Finance  
100 North Andrews Avenue, Fort Lauderdale, Florida 33301  
E-mail: [finance@fortlauderdale.gov](mailto:finance@fortlauderdale.gov) and copy to [lshort@fortlauderdale.gov](mailto:lshort@fortlauderdale.gov)

With a copy to:

City of Fort Lauderdale  
Attn: D'Wayne Spence, Acting City Attorney  
100 North Andrews Avenue, Fort Lauderdale, Florida 33301  
E-mail: [dpence@fortlauderdale.gov](mailto:dpence@fortlauderdale.gov)

FOR PACA:

Performing Arts Center Authority  
Attn: Catherine Carter, CFO  
Broward Center for the Performing Arts  
201 Southwest Fifth Avenue, Fort Lauderdale, Florida 33312  
E-mail: [ccarter@browardcenter.org](mailto:ccarter@browardcenter.org) and copy to [tsutton@browardcenter.org](mailto:tsutton@browardcenter.org)



11.8. Assignment. Neither this Agreement nor any right or interest herein may be assigned, transferred, or encumbered by any Party without the prior written consent of the other Parties, and any such prohibited action shall be deemed null and void. If PACA violates this provision, County and City shall each have the right to immediately terminate this Agreement by providing written notice with no further financial obligation by any Party.

11.9. Conflicts. Neither PACA nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with PACA's loyal and conscientious exercise of judgment and care related to its performance under this Agreement. During the Term, none of PACA's officers or employees shall serve as an expert witness against County or City in any legal or administrative proceeding in which they or PACA are not a party, unless compelled by court process. Further, such persons shall not give sworn testimony or issue a report or writing as an expression of such person's expert opinion that is adverse or prejudicial to the interests of County or City in connection with any such pending or threatened legal or administrative proceeding unless compelled by court process. The limitations of this section shall not preclude PACA or any persons in any way from representing themselves, including giving expert testimony in support of such representation, in any action or in any administrative or legal proceeding. If PACA utilizes subcontractors, PACA shall require such subcontractors, by written contract, to comply with the provisions of this section to the same extent as PACA.

11.10. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. PACA's, County's, or City's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party.

11.11. Compliance with Laws. PACA must comply with all Applicable Law, including, without limitation, the Americans with Disabilities Act, 42 U.S.C. § 12101, Section 504 of the Rehabilitation Act of 1973, and the requirements of any applicable grant agreements.

11.12. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.13. Joint Preparation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against any Party.

11.14. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.



All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County or City shall require approval in writing, unless otherwise expressly stated.

11.15. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.16. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

Prior to the filing of any litigation relating to this Agreement, the Parties will participate in a non-binding mediation, with each Party to bear its own attorneys' fees and costs; however, each Party shall pay equally on a one-third (1/3) basis its share of the mediator's fees and, if applicable, any pre-approved cost(s) incurred by the mediator.

11.17. Amendments. No modification, amendment, or alteration in the terms and conditions contained in this Agreement shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by County, City, and PACA or others delegated authority to or otherwise authorized to execute same on their behalf except as otherwise expressly stated. County (through its Board or County Administrator) and City (through its City Commission or City Manager) may approve and execute amendments on behalf of their respective entities as long as such amendment(s) do not increase County's or City's funding or financial obligations.

11.18. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

11.19. Payable Interest

11.19.1. Payment of Interest. Unless prohibited by Applicable Law, County and City shall not be liable for interest to PACA for any reason, whether as prejudgment interest or for any other purpose, and PACA waives, rejects, disclaims, and surrenders any and all entitlement to interest in connection with a dispute or claim arising from, related to, or in connection with this Agreement.

11.19.2. Rate of Interest. If the preceding subsection is inapplicable or is determined to be invalid or unenforceable by a court of competent jurisdiction, the annual rate of interest payable by County or City under this Agreement, whether as prejudgment interest or for any other purpose, shall be, to the full extent permissible under Applicable Law, one quarter of one percent (0.25%) simple interest (uncompounded).

11.20. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated into and made a part of this Agreement.

11.21. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals, or in counterparts, whether signed physically or electronically; each of which shall be deemed to be an original, and all of which, taken together, shall constitute one and the same agreement.

11.22. Use of Party's Name or Logo. No Party shall use the name or logo of any other Party in marketing or publicity materials without prior written consent from an authorized representative of that Party.

*The remainder of this page is intentionally blank.*

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor authorized to execute same by Board action on the 22 day of April, 2025 City of Fort Lauderdale, signing by and through its Mayor and Acting City Manager, duly authorized to execute same; and Performing Arts Center Authority, signing by and through its Chair or Vice Chair, duly authorized to execute same.

COUNTY

ATTEST:

By: Dr. Kimm Campbell  
For Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

Broward County, by and through  
its Board of County Commissioners

By: Beam Digitally signed by Beam  
Furr  
Date: 2025.04.22  
16:59:56 -04'00'  
Mayor

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By: Javier Navas Digitally signed by Javier  
Navas  
Date: 2025.04.08 16:33:20  
{Date}  
Javier Navas  
Assistant County Attorney

By: SANDY STEED Digitally signed by  
SANDY STEED  
Date: 2025.04.08  
16:29:48 -04'00'  
Sandy Steed  
Assistant County Attorney

JN/SS  
Tri-Party Capital Improvement Grant Agreement  
2/4/2025  
#1124436.30

TRI-PARTY GRANT AGREEMENT BETWEEN BROWARD COUNTY, CITY OF FORT LAUDERDALE,  
AND PERFORMING ARTS CENTER AUTHORITY (PACA) FOR FUNDING FOR PACA'S CAPITAL  
IMPROVEMENT PROJECTS

CITY

ATTEST:

CITY OF FORT LAUDERDALE

David Solomon  
for David Solomon, City Clerk



Dean J. Trantalis  
By: Dean J. Trantalis, Mayor  
7 day of April, 2025

Rickelle Williams  
By: Rickelle Williams, City Manager

4 day of April, 2025

APPROVED AS TO FORM AND CORRECTNESS:  
D'Wayne Spence, Interim City Attorney

D'Wayne Spence  
By: Shaun N. Amannani, Esq.  
Assistant City Attorney

2 day of April, 2025



**TRI-PARTY GRANT AGREEMENT BETWEEN BROWARD COUNTY, CITY OF FORT LAUDERDALE,  
AND PERFORMING ARTS CENTER AUTHORITY (PACA) FOR FUNDING FOR PACA'S CAPITAL  
IMPROVEMENT PROJECTS**

PACA

ATTEST:

Secretary

Alan Hooper

Print name

PERFORMING ARTS CENTER AUTHORITY

By:  
Chair

M. Austin Forman

Print name of Chair above

(SEAL)

6 day of February, 2025

**Exhibit A**  
**Approved Uses**

**1. Capital Program Summary**

Capital improvement funding provided pursuant to this Agreement shall be expended by PACA on capital improvement projects within three categories: facilities, production, and technology. These projects aim to enhance the functionality, safety, and efficiency of PACA's infrastructure and operations.

All funding will be expended only for capital improvement projects at the Broward Center for the Performing Arts, located at 201 SW 5<sup>th</sup> Avenue, Fort Lauderdale, FL 33312, including the Au-Rene Theater, the Amaturio Theater, the Abdo New River Room, the Rose Miniaci Arts Education Center, the Mary N. Porter Riverview Ballroom, the Peck Courtyard, and all ancillary spaces.

**2. Capital Improvements Description**

- a. PACA shall utilize a minimum of \$10,000 annually in each of the following three categories:
  - i. *Facilities:* Facilities projects include replacement of equipment & systems; scheduled replacement/refurbishment (elevators, fire protection, HVAC); replacement of tile, wood, doors, carpet, and flooring; structural repairs; architectural and engineering projects (design fees, construction documents and administration); stucco repair (replacement, waterproofing, painting); safety; and security.
  - ii. *Production:* Production projects include theatrical lighting systems; acoustical systems (performance and audio-visual); rigging; theatrical equipment; seating; and stage renovations (finishes to stage floor, walls, and ceiling).
  - iii. *Technology:* Technology projects include technology repairs, replacement, and upgrades; hardware replacement; network upgrades; software systems and enhancements; and network and cloud security.

Each project within these categories is aimed at improving PACA's facilities, enhancing production capabilities, and upgrading technological infrastructure to better serve PACA's mission and stakeholders. By strategically investing in these areas, PACA aims to ensure the long-term sustainability and effectiveness of its operations.

- b. PACA may also spend funding on any project listed in the Five-Year Capital Plan, as detailed in Exhibit C, which includes the following capital improvement projects by location:

i. **Broward Center Campus**

- *Facilities Projects*
  - Scheduled replacement or refurbishment of:
    - Elevators,
    - Freight elevator,
    - Fire system, and
    - HVAC rooftop units.
  - Structural repairs to the back of house facilities including:
    - Refurbishing tiles,
    - Fixtures,
    - Partitions, and
    - Walls.
  - Replacement of equipment and systems that have reached the end of their useful life or are no longer functioning properly including:
    - Facility golf cart used for landscaping and outside maintenance,
    - Replacement of pneumatics vav boxes,
    - Replacement of catering equipment and furniture, and
    - Repainting the auditorium floors.
- *Technology Projects*
  - Technology repairs, replacement and upgrades including:
    - Uninterruptible Power Supply (UPS) for the network Main Distribution Frame (MDF) and Intermediate Distribution Frame (IDF) to ensure reliable power backup,
    - Desktop and laptop replacement,
    - Hardware replacement that supports the virtual environment, and
    - Digital signage replacement and upgrades.
  - This also includes replacement of critical software including:
    - Microsoft Dynamics,
    - Finance and Accounting systems,
    - Point of sale equipment, and
    - Replacement of security camera hardware (networking, cameras, servers) and screening devices.

ii. **Broward Center Exterior**

- *Facilities Projects*
  - Replacement of tile, wood, doors, carpet, and flooring including replacement of exterior doors and hardware, repair and replacement of tile in the upper level of the Courtyard to enhance safety, replacement of wood handrails and refurbishment of outdoor fixtures.
  - Replacement of the courtyard sound system and resurfacing of the Courtyard tile to reduce maintenance and improve safety. Structural repairs of the front drive and the upper courtyard, stucco repair, replacement, waterproofing and painting including soffit repairs, mullion repairs and recaulking.
- *Production & Technology Projects* - Replace the gate at the south backstage lot

entrance and installation of an exterior lighting package to enhance the appearance and safety of the building.

iii. **Au-Rene & Amaturro Theaters**

- *Facilities Projects*
  - Replacement of theater seats in the Au-Rene theater that have reached the end of their useful life.
  - New equipment and systems in the Amaturro wardrobe room and new house lights in the Amaturro theater.
- *Production Projects*
  - Theatrical light, sound and stage systems including cleaning, re-flameproofing, and re-certification of all soft goods for all venues, replacement of one-ton chain motors, a new floating moving light package, an upgraded projector, and video monitor package.
  - Replacement of the Au-Rene lighting console, new LED Cyc lights in the Au-Rene, new Thomas pre-rig double truss in the Au-Rene, a new curtain motor in the Au-Rene and an acoustic curtain control in the Amaturro, an LED video wall, and replacement and upgrades to various sound and lighting systems in both the Au-Rene and Amaturro theaters.

iv. **Ancillary Spaces**

- *Facilities Projects* – Replacement of tile, wood, doors, carpet, flooring including replacement of the Einstein Room floor, repair and replacement of administration office furnishings and flooring; and scheduled replacement/refurbishment of the skywalk elevator and the administration elevator.
- *Production Projects* - Theatrical light, sound and stage system projects including lighting system, audio console, wireless comm, projector and stage replacement in the Abdo New River Room.
- *Technology Projects* - Technology repairs, replacements, and upgrades for each of the conference rooms to support virtual meetings and multi-media presentations.

v. **Education Center**

- *Facilities Projects* – Replacement of equipment and systems including seating in the JM Studio and replacement of the floors in the JM Studio and each of the classrooms.
- *Production Projects* – Theatrical lights, sound and stage systems including replacement of the lighting system in the JM Studio to LED, updates to the JM lighting and audio console, replacement of the JM Studio PA and the JM Studio projector, replacement of the Thomas Classroom projector, and the Harlow Classroom audio system.



vi. **Pavilion**

- *Facilities Projects* – Replacement of equipment and systems including replacement of the ballroom lighting grid to reduce sky light heat on theatrical lighting, replacement of catering equipment and scheduled replacement of the pavilion HVAC rooftop units.
- *Production Projects* – Theatrical light, sound and stage systems including replacement of the ballroom lighting system and lighting console, the audio system and audio console, the ballroom projector, the Creston, and the lectern with confidence monitor.

PACA will update the Five-Year Capital Plan Detail, attached as Exhibit C, annually and provide an updated version to both the County and the City along with the annual Fiscal Year budget. Each annual updated Five-Year Capital Plan Detail shall be incorporated into this Agreement upon delivery to County and City.

**Exhibit B**  
**City Land Contribution**

City agrees to donate the below described property to PACA to satisfy the City's contribution requirements under this Agreement:

Lot 15 in Block 19 of Bryan Subdivision of Blocks 5, 8 & 19, of Town of Fort Lauderdale, according to the Plat thereof, Recorded in Plat Book 1, Page 18, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida and Lot 16 and the north one-half of Lot 17 in Block 19 of Bryan Subdivision of Blocks 5, 8 & 19, of Town of Fort Lauderdale, according to the Plat thereof, Recorded in Plat Book 1, Page 18, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, together with the East one-half of the vacated alley (vacated per Official Record Book 17657, Page 545, of the public records of Broward County Florida) lying West of and adjacent to said lots.

City and PACA shall enter into a separate agreement to transfer title of the abovementioned property.

Exhibit C  
Five-Year Capital Plan Detail

CATEGORY	DESCRIPTION	FY24	FY25	FY26	FY27	FY28
Facilities	Skywalk Elevator	\$38,000				
Facilities	JM Studio Floor	\$75,000				
Facilities	JM Studio Seating	\$80,000				
Facilities	Fire System Upgrades	\$140,000				
Facilities	Exterior Doors/Hardware	\$300,000				
Facilities	Office Furniture		\$16,000			
Facilities	Campus Wayfinding (electric signs)		\$16,000			
Facilities	F&B Equipment (tables, carts)		\$20,000			
Facilities	Epoxy Outdoor Pavilion Entrance		\$20,000			
Facilities	Office Renovation		\$25,000			
Facilities	F&B Equipment (cooler, oven, ice machine, hot box)		\$35,000			
Facilities	F&B Equipment (chairs)		\$40,000			
Facilities	Window Tint (west wing)		\$50,000			
Facilities	HVAC VAV #10		\$60,000			
Facilities	Security Gate (South Backstage Lot)		\$60,000			
Facilities	Impact Glass (outside bar & box office)		\$65,000			
Facilities	Electrical Current Stabilization System		\$85,000			
Facilities	Administration Elevator (hydraulic)		\$250,000			
Facilities	AR Elevators (2 traction)		\$600,000			
Facilities	Buffet display tables/units			\$12,000		
Facilities	Mullion repairs/recaulking of Curtain Wall			\$15,000	\$15,000	\$15,000
Facilities	Facility Work Golf Cart			\$15,000		
Facilities	Courtyard Sound System Replacement			\$15,000		
Facilities	Refurbish Fixtures Outdoor theaters			\$22,000	\$23,000	
Facilities	Front Drive/Upper Courtyard Structural Repair			\$25,000	\$75,000	\$50,000
Facilities	Replace Floor (Einstein)			\$25,000		
Facilities	Admin Office Repair/Replace Projects			\$30,000		
Facilities	Resurfacing of Peck Courtyard			\$36,000	\$25,000	\$100,000
Facilities	New Floors Miniaci Classrooms			\$50,000	\$100,000	
Facilities	Freight Elevator Refurbishment			\$50,000	\$100,000	
Facilities	Exterior Soffit repairs-seal off/painting			\$60,000	\$60,000	\$60,000
Facilities	HVAC VAV BOXES 13, 12			\$60,000	\$60,000	
Facilities	Catering Equipment (Porter)			\$70,000		
Facilities	Sign replacement (AM, Pavilion, Wendt Terraces)			\$100,000		
Facilities	Repainting Auditorium Floor (AR/AM)			\$104,000		
Facilities	Carpet for Administration 3rd Floor & Offices			\$120,000	\$80,000	\$80,000
Facilities	House Lights (AM)			\$125,000		\$22,000
Facilities	Lighting Grid (Porter)			\$150,000		
Facilities	Metal Detector Guest Screening (Evol/purchase)			\$150,000		



CATEGORY	DESCRIPTION	FY24	FY25	FY26	FY27	FY28
Facilities	Exterior Wood replacement (composite)				\$8,000	\$8,000
Facilities	Tile Repair/Replacement (Upper Peck)				\$40,000	
Facilities	Stucco Repair/Replacement/Waterproofing/Painting				\$80,000	\$150,000
Production	Projector & Screen (ANRR)	\$30,000				
Production	LED Groundrow / Cyc Lights (AM)	\$45,000				
Production	Wireless COMM (AR)	\$60,000				
Production	Wireless COMM (AM)	\$60,000				
Production	Crestron Replacement (Ballroom)	\$80,000				
Production	Floating moving light package - Profiles	\$88,000				
Production	Conventional lighting package (AM)	\$94,000				
Production	Scissor Lift (AR)		\$15,000			
Production	Stage Monitors (JM)		\$20,000			
Production	Board Table & Chairs (Einstein)		\$22,000			
Production	RIO Racks (AM)		\$30,000			
Production	Subwoofers (AR)		\$40,000			
Production	Conventional LED lighting - Stage electrics (AM)		\$70,000			
Production	Floating Moving Light Package - Washes		\$85,000			
Production	Lighting Console (AR)		\$85,000			
Production	Conventional LED lighting - Ladders (AM)		\$90,000			
Production	Wireless COMM (ANRR)			\$15,000		
Production	Projector (Porter)			\$70,000		
Production	Chain Motors (AR)			\$80,000		
Production	Audio Console (ANRR)			\$80,000		
Production	Speaker Replacement (Porter)			\$100,000		
Production	20k Projector (AR)			\$120,000		
Production	Motor Package (AM)				\$80,000	
Production	PA (AR)				\$1,200,000	
Production	PA (AM)					\$1,200,000
Technology	Conference Room Refresh (Einstein)	\$60,000				
Technology	UPS Power System Replace	\$60,000				
Technology	Laptop Fleet Replacement		\$60,000			
Technology	Virtual Environment Refresh		\$75,000			
Technology	Cellular Campus Enhancement		\$150,000			
Technology	POS Replacement			\$100,000		
Technology	Security Camera Hardware Upgrades			\$250,000		
	Contingency		\$126,000	\$300,000	\$300,000	\$300,000
<b>TOTAL: 5 Year Capital Plan</b>		<b>\$1,210,000</b>	<b>\$2,210,000</b>	<b>\$2,349,000</b>	<b>\$2,246,000</b>	<b>\$1,985,000</b>

AR-Au-Rene Theater  
AM-Amaturo Theater  
ANRR-Abdo New River Room  
JM-JM Family Studio (Rose Miniaci Arts Education Center)



**Exhibit D**  
**Supplemental Agreement Between PACA and City**

**CITY SUPPLEMENTAL GRANT AGREEMENT BETWEEN CITY OF FORT LAUDERDALE AND  
PERFORMING ARTS CENTER AUTHORITY FOR SUPPLEMENTARY FUNDING FOR PACA'S  
CAPITAL IMPROVEMENT PROJECTS**

This City Supplemental Grant Agreement ("Supplemental Agreement" or "Agreement") is made and entered into by the City of Fort Lauderdale, a municipal corporation ("City"), and Performing Arts Center Authority, an independent special district and a public body in Broward County, Florida, created by Special Act of the Florida Legislature ("PACA"). City and PACA are individually referred to as a "Party" and collectively referred to as the "Parties."

**RECITALS**

A. PACA operates the Broward Center for the Performing Arts ("Center") located in the City of Fort Lauderdale, Broward County, Florida, which is a significant cultural attraction for Broward County.

B. PACA has presented renowned performers and productions that have enhanced the cultural life of South Florida and made the Center a first-class facility for Broward County, its residents, and visitors.

C. Broward County, a political subdivision of the State of Florida ("County"), City, and PACA have entered into a separate Tri-Party Grant Agreement (the "Tri-Party Grant Agreement") in which County, City, and PACA have agreed upon certain matching contributions to fund capital improvement projects for the Center. City and PACA wish to enter into the Supplemental Agreement to supplement the funding of capital improvements to the Center as set forth in this Agreement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**ARTICLE 1. DEFINITIONS**

1.1. **Applicable Law** means all applicable laws, codes, advisory circulars, rules, regulations, or ordinances of any federal, state, county, municipal, or other governmental entity, as may be amended.

1.2. **City Attorney** means the chief legal counsel for the City appointed by the City Commission.

1.3. **City Auditor** means the City Auditor appointed by the City Commission.

1.4. **City's Contract Administrator** means the Director of Finance, or other person designated in writing by City's Director of Finance or the City Manager.

1.5. **City's Purchasing Director** means City's Chief Procurement Officer.

1.6. **Services** means all work required of PACA under this Agreement, including without limitation all deliverables, and other services specified in the Scope of Services attached as Exhibit A.

1.7. **Subcontractor** means an entity or individual providing Services to PACA. The term "Subcontractor" includes all subconsultants.

## ARTICLE 2. EXHIBITS

<b>Exhibit A</b>	<b>Scope of Services</b>
<b>Exhibit B</b>	<b>City Land Contribution</b>

## ARTICLE 3. SCOPE OF SERVICES

3.1. Scope of Services. For the Term (as defined in Section 4.1), PACA shall perform all Services, including, without limitation, the work specified in Exhibit A (the "Scope of Services") and capital improvement projects for the Center to provide cultural attractions and other activities subject to the tri-party agreement between the City, PACA, and the County. Unless stated otherwise, such capital improvement services shall include, without limitation, all labor, materials, and tasks, whether or not enumerated in this Agreement, which are such an inseparable part of the improvement of the Center that exclusion would render PACA's performance impractical, illogical, or unconscionable.

3.2. Subcontracting. PACA may subcontract any portion of the Services required for improvement of the Center as appropriate in its reasonable business judgment without any prior or subsequent consent from the other Parties.

3.3. Change of Scope of Services. PACA acknowledges that City's Contract Administrator has no authority to make changes that would increase, decrease, or otherwise modify the Scope of Services, except as expressly provided herein.

3.4. PACA's Chief Financial Officer. PACA's Chief Financial Officer is responsible for administering this Agreement on behalf of PACA.

## ARTICLE 4. TERM AND TIME OF PERFORMANCE

4.1. Term. The term of this Agreement shall be for a period of seven (7) years, with a retroactive effective date beginning on October 1, 2023 (the "Effective Date") and shall end on September 30, 2030 ("Initial Term"), unless otherwise terminated or extended as provided in this Agreement. The Initial Term, Extension Term(s), and any Additional Extension as defined in this article are collectively referred to as the "Term."

4.2. Extensions. PACA and City may jointly extend this Agreement by written consent of both Parties on such rates, terms and conditions as the Parties may mutually agree. The City Manager may administratively agree to an initial extension up to five (5) years.

4.3. Fiscal Year. The continuation of this Agreement beyond the end of any City fiscal year is subject to both the appropriation and the availability of funds pursuant to Chapter 129 and, if applicable, Chapter 212, Florida Statutes.

4.4. Time of the Essence. Time is of the essence for all performance required by this Agreement.

#### **ARTICLE 5. FUNDING, COMPENSATION, AND USE OF FUNDS**

5.1. The contingent grant of land made by City to PACA for the capital improvement of the Center pursuant to this article shall be accepted by PACA as full compensation on behalf of the City for such capital improvements.

5.2. City's Contribution to PACA.

5.2.1. City's Land Contribution. City has agreed to donate land, legally described in Exhibit B ("Land Contribution"), to PACA to meet its match requirements under this agreement and the Tri-Party Grant Agreement, contingent on the conditions described in Article 6. The Parties agree that the value of such land for purposes of match credit under this agreement is \$2,100,000. A City credit amount of \$250,000 annually is hereby established for purposes of annual County-City Match (as defined therein) under the Tri-Party Grant Agreement, including extensions. The balance of \$850,000 (\$2,100,000 less \$1,250,000), adjusted, if applicable, pursuant to Section 6.1.3, shall be available to the City and shall be applied by PACA to (i) rent credits at PACA facilities up to three hundred fifty thousand dollars (\$350,000) as available and as modified by Section 6.1.3., (ii) annual capital matches of County capital contributions under any amendment or extension of the Tri-Party Grant Agreement, (iii) annual capital matches of PACA capital contributions under this City Supplemental Grant Agreement or other agreements between City and PACA, or (iv) any combination of the foregoing. The remaining City's balance with PACA shall survive three (3) years beyond the termination of the Agreement if not spent by the termination date.

5.3. Selection and Compensation of Independent Auditor. Chapter 2005-335 of the Laws of Florida requires City to retain, employ, and compensate independent certified public accountants to audit the records or book of account of PACA. The Parties have a separate agreement for independent auditing services with PACA's independent auditor for fiscal years 2022 through 2026, which is separately funded and is in addition to the amounts paid by City pursuant to Sections 5.2 above.

5.4. Breach of Agreement. In the event PACA fails to comply with or perform any of the conditions to be complied with or any of the covenants or obligations to be performed by PACA



under the terms and provisions of this Agreement, City may send a written notice to PACA demanding performance of the unfulfilled obligation. If PACA fails to cure such non-performance within thirty (30) calendar days of the delivery of such notice, City, in City's sole discretion, shall be entitled to (i) exercise any and all rights and remedies available to City at law and in equity, including without limitation the right of specific performance and injunction; or (ii) terminate this Agreement; or both. The invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

#### **ARTICLE 6. LAND CONTRIBUTION DISBURSEMENT**

6.1. City's Land Contribution Transfer Conditions and Process. During the Term, City will provide capital improvement funding to PACA as follows:

6.1.1 Within sixty (60) days after the date the Tri-Party Agreement is fully executed by the Parties, City shall place a quitclaim deed, the form of which must be approved in writing in advance by PACA, to transfer to PACA the real property described in Exhibit B ("Donated Parcel"), in escrow with Garry Johnson or other person approved by the Parties in writing ("Escrow Agent"), pursuant to the escrow agreement attached to the Tri-Party Agreement as Exhibit E ("Escrow Agreement"), which Escrow Agreement must be fully executed no later than the execution date of the Tri-Party Agreement. Any changes to the form of the Escrow Agreement must be approved in advance by all parties to the Tri-Party Agreement. City Manager is authorized to execute the Escrow Agreement in substantially the form attached as Exhibit E to the Tri-Party Agreement and to approve any changes thereto.

6.1.2 The Escrow Agreement must provide for the release and recordation of the quitclaim deed for the Donated Parcel only and specifically as set forth in this Section 6.1.2: Escrow Agent shall release and record the quitclaim deed to PACA upon written notice from County ("Release Notice"). County shall issue the Release Notice upon the first to occur of the following three events: (i) October 1, 2028, (ii) PACA has demonstrated to County's satisfaction that PACA has expended at least Two Million Five Hundred Thousand Dollars (\$2,500,000) in capital expenditures for Permitted Uses (as defined in the Tri-Party Agreement) during the term of the Tri-Party Agreement (excluding funds received from County); or (iii) termination of the Tri-Party Agreement. The obligations of this section shall survive the termination or expiration of this Agreement.

6.1.3 In the event PACA qualifying capital expenditures that qualify for the County-PACA Match under the Tri-Party Agreement are less than \$2,500,000, then the City credit amount of \$250,000 annually (totally \$1,250,000) as referenced in Section 5.2.1 shall be reduced in the same proportion such deficiency bears to \$2,500,000 and the amount of such reduction added to the City's remaining balance account (presently \$850,000 per Section 5.2.1) for additional rent credits. PACA will comply with Section 5.3.3. of the Tri-Party Agreement regarding the certification of capital expenditures.

6.2. No interest shall be due to PACA on any amount(s) payable by City.

#### **ARTICLE 7. RECORDS, REPORTS, AND AUDITS**

7.1. PACA shall keep financial records in accordance with generally accepted accounting principles.

7.2. PACA shall submit to City a calendar quarterly financial report consisting of a statement of net position, a statement of revenue and expenses, a working capital statement, a cash flow schedule and forecast, and a schedule of all operating expenditures that were made from any funds received and disbursed during the calendar quarter for which the report is prepared. Such quarterly reports shall be submitted within forty-five (45) days after the end of each calendar quarter. PACA shall also prepare and submit an annual financial report with the same details as the quarterly reports (except that the annual report will provide details for the entire fiscal year) to City within one hundred twenty (120) days after the end of the applicable fiscal year. PACA's obligations under this section shall survive the expiration of the Term.

7.3. The financial statements (including a cash flow statement), accounts, and records of PACA shall be audited annually by an independent certified public accountant licensed in the State of Florida. Such audit report shall be submitted by PACA to City no later than one hundred twenty (120) days after the end of the first year of the Initial Term (i.e., October 1, 2022-September 30, 2023) and annually thereafter during the Term, with a final audit provided within one hundred twenty (120) days after the end of the Term or after such earlier termination of this Agreement. PACA's obligations under this section shall survive the expiration of the Term.

7.4. The audit report shall contain disclosures as to the amount of subsidy remitted by County, the amount expended for capital improvements of the Center, and an opinion that the funds received have been expended in accordance with the terms of this Agreement. PACA's obligations under this section shall survive the expiration of the Term.

#### **ARTICLE 8. INSURANCE**

PACA is a governmental entity and is fully responsible for the acts and omissions of its agents or employees, subject to any applicable limitations contained within Section 768.28, Florida Statutes, for claims against state agencies or subdivisions.

Upon request by City, PACA must provide the requesting Party with written verification of liability protection that meets or exceeds any requirements of Florida law. If PACA holds any excess liability coverage, PACA must ensure that "City of Fort Lauderdale" is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to City.

If PACA maintains broader coverage or higher limits than the minimum coverage required under Florida law, City shall be entitled to such broader coverage and higher limits on a primary and

non-contributory basis. City's insurance requirements shall apply to PACA's self-insurance, if applicable.

If PACA contracts with a Subcontractor to provide any of the Services set forth herein, PACA shall require that each Subcontractor procure and maintain insurance coverage that adequately covers each Subcontractor's exposure based on the Services provided by that Subcontractor. PACA must ensure that all Subcontractors name "City of Fort Lauderdale" as an additional insured and certificate holder under the applicable insurance policies. PACA shall not permit any Subcontractor to provide Services until the insurance requirements of the Subcontractor under this section are met. If requested by City, PACA shall furnish evidence of insurance of all such Subcontractors. City reserves the right, but not the responsibility, to periodically review any and all insurance policies and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the Term.

#### **ARTICLE 9. EQUAL EMPLOYMENT OPPORTUNITY**

No Party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement. PACA shall include the foregoing or similar language in its contracts with any subcontractors, except that any project assisted by the U.S. Department of Transportation funds shall comply with the nondiscrimination requirements in 49 C.F.R. Parts 23 and 26.

#### **ARTICLE 10. TERMINATION**

10.1. Termination for Cause. In the event of an alleged breach of any provision of this Agreement, a nonbreaching Party shall provide written notice of the breach to the alleged breaching Party with a copy to the other Party. If the breach is not cured within thirty (30) days after written notice of the breach, this Agreement may be terminated for cause upon ten (10) days' prior written notice by the nonbreaching Party that provided notice of breach.

If the breach is not corrected within the required time after notice by City pursuant to this section, City's Contract Administrator in their sole discretion will determine whether PACA's inability to correct the breach is excusable in light of the circumstances causing the breach. If the inability to correct is excusable in the sole discretion of City's Contract Administrator and if they are satisfied that reasonable progress is being made by PACA in its endeavor to correct the breach, City's Contract Administrator may grant further written extensions of time for correction. If, however, City's Contract Administrator determines that the failure to correct is not excusable or that the continued breach is not excusable after a written extension has been granted, then City may terminate in accordance with this section.

In the event of issuance of any notice of breach from City to PACA, City may withhold any further disbursements to PACA (without any obligation to pay interest). Additionally, the City will not be obligated to compensate PACA for any benefit received under this Agreement when it was performing.



10.2. Notice of termination shall be provided in accordance with the "Notices" section in Article 12.

10.3. Effect of Termination or Expiration. In the event of termination or expiration of this Agreement, PACA and City shall remain obligated for any obligations that accrued on or before the effective date of termination or expiration. The rights and obligations of the Parties under the Tri-Party Agreement shall survive termination or expiration of this Agreement in accordance with the terms of the Tri-Party Agreement.

#### **ARTICLE 11. REPRESENTATIONS AND WARRANTIES**

11.1. Representation of Authority. Each Party represents and warrants that this Agreement constitutes the legal, valid, binding, and enforceable obligation of such Party, and that neither the execution nor performance of this Agreement constitutes a breach of any agreement that such Party has with any third party or violates any Applicable Law, rule, regulation, or duty arising in law or equity applicable to such Party. Each Party further represents and warrants that execution of this Agreement is within such Party's legal powers, and each individual executing this Agreement on behalf of such Party is duly authorized by all necessary and appropriate action to do so on behalf of such Party and does so with full legal authority.

11.2. Warranty of Performance. PACA represents and warrants that it possesses the knowledge, skill, experience, and financial capability required to perform under this Agreement, and that each person and entity that will provide Services under this Agreement is duly qualified to perform such Services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render Services. PACA represents and warrants that the Services under this Agreement shall be performed in a skillful and respectful manner, and that the quality of all Services shall equal or exceed prevailing industry standards for the provision of such Services.

#### **ARTICLE 12. MISCELLANEOUS**

12.1. Rights in Documents and Work. Any and all reports, photographs, surveys, documents, materials, data, or other work created by PACA in connection with performing Services, whether finished or unfinished ("Documents and Work") under this Agreement, shall be owned by PACA.

12.2. Public Records. PACA and City are public entities. Each Party is responsible for complying with its public records requests and the public records laws in accordance with Chapter 119, Florida Statutes, including Section 119.0701.

In addition to any responsibility of PACA (as a separate public entity) to directly respond to each request it receives for records made or received by PACA in conjunction with this Agreement and to provide the applicable public records in response to such request, PACA shall notify City of the receipt and content of such request by sending an e-mail to City at [lshort@fortlauderdale.gov](mailto:lshort@fortlauderdale.gov)



(with a simultaneous copy to [finance@fortlauderdale.gov](mailto:finance@fortlauderdale.gov)) within one (1) business day after receipt of such request.

12.3. Audit Rights and Retention of Records. City shall have the right to audit the books, records, and accounts of PACA and its Subcontractors that are related to this Agreement. PACA and its Subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement and performance under this Agreement. All such books, records, and accounts of PACA and its Subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, PACA and its Subcontractors, as applicable, shall make same available in written form at no cost to City.

PACA and its Subcontractors shall preserve and make available, at reasonable times within Broward County, Florida, for examination and audit, by City, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for a minimum period of three (3) years after expiration or termination of this Agreement or until resolution of any audit findings, whichever is longer. This article shall survive any dispute or litigation between the Parties, and PACA expressly acknowledges and agrees to be bound by this article throughout the course of any dispute or litigation with City. Audits and inspections pursuant to this section may be performed by any City representative (including any outside representative engaged by City) and/or by any City representative (including any outside representative engaged by City). City reserves the right to conduct such audit or review at PACA's place of business, if deemed appropriate by City, with seventy-two (72) hours' advance notice. PACA shall make all such records and documents available electronically in common file formats or via remote access if, and to the extent, requested by City.

Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for City's disallowance and recovery of any payment or performance upon such entry. If an audit or inspection in accordance with this section discloses overpricing or overcharges to City of any nature by PACA in excess of five percent (5%) of the total contract billings reviewed, the reasonable actual cost of the audit shall be reimbursed to City, respectively, by PACA in addition to making adjustments for the overcharges. Any adjustments and/or payments due as a result of such audit or inspection shall be made within thirty (30) days from presentation of the audit findings to PACA.

PACA shall ensure that the requirements of this section are included in all agreements with its Subcontractor(s) relating to the performance of this Agreement.

12.4. Independent Contractor. PACA and City are independent entities from each other. Each of the Parties and its agents shall not act as officers, employees, or agents of the other Parties. None of the Parties shall have the right to bind a Party from any obligation not expressly undertaken by the other Party.

12.5. Regulatory Capacity. Notwithstanding the fact that County and City are each a political subdivision with certain regulatory authority, County's and City's performance under this Agreement is as a party to this Agreement and not in their regulatory capacity. If County or City exercise regulatory authority, the exercise of such authority and the enforcement of Applicable Law shall have occurred pursuant to County's and/or City's regulatory authority as a governmental body separate and apart from this Agreement and shall not be attributable in any manner to County and/or City as parties to this Agreement.

12.6. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by any of the Parties nor shall anything included herein be construed as consent by the Parties to be sued by third parties in any matter arising out of this Agreement.

12.7. Third-Party Beneficiaries. The Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

12.8. Notices. Unless otherwise stated herein, in order for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). The addresses for notice shall remain as stated in this section unless and until changed by providing notice of such change in accordance with this section.

FOR CITY:

City of Fort Lauderdale  
Attn: Director of Finance  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301  
E-mail: [finance@fortlauderdale.gov](mailto:finance@fortlauderdale.gov)  
With simultaneous e-mail copy to: [lshort@fortlauderdale.gov](mailto:lshort@fortlauderdale.gov)

With a copy to:

City of Fort Lauderdale  
Attn: City Attorney  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301  
Email: [dspence@fortlauderdale.gov](mailto:dspence@fortlauderdale.gov)

FOR PACA:

Performing Arts Center Authority  
Attn: Catherine Carter, CFO  
Broward Center for the Performing Arts  
201 Southwest Fifth Avenue  
Fort Lauderdale, Florida 33312

E-mail: ccarter@browardcenter.org

With simultaneous e-mail copy to: tsutton@browardcenter.org

12.9. Assignment. Except for subcontracting in accordance with Article 2, neither this Agreement nor any right or interest herein may be assigned, transferred, or encumbered by PACA without the prior written consent of City, and any such prohibited action shall be deemed null and void. If PACA violates this provision, City shall have the right to immediately terminate this Agreement by providing written notice.

12.10. Conflicts. Neither PACA nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with PACA's loyal and conscientious exercise of judgment and care related to its performance under this Agreement. During the Term none of PACA's officers or employees shall serve as an expert witness against City in any legal or administrative proceeding in which they or PACA are not a party, unless compelled by court process. Further, such persons shall not give sworn testimony or issue a report or writing as an expression of such person's expert opinion that is adverse or prejudicial to the interests of City in connection with any such pending or threatened legal or administrative proceeding unless compelled by court process. The limitations of this section shall not preclude PACA or any persons in any way from representing themselves, including giving expert testimony in support of such representation, in any action or in any administrative or legal proceeding. If PACA utilizes Subcontractors to perform any Services required by this Agreement, PACA shall require such Subcontractors, by written contract, to comply with the provisions of this section to the same extent as PACA.

12.11. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. PACA's or City's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party.

12.12. Compliance with Laws. PACA must comply with all Applicable Law, including, without limitation, the Americans with Disabilities Act, 42 U.S.C. § 12101, Section 504 of the Rehabilitation Act of 1973, and the requirements of any applicable grant agreements.

12.13. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

12.14. Joint Preparation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against any Party.

12.15. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by City shall require approval in writing, unless otherwise expressly stated.

12.16. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

12.17. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

Prior to the filing of any litigation relating to this Agreement, the Parties will participate in a non-binding mediation, with each Party to bear its own attorneys' fees and costs; however, each Party shall pay equally on a 50:50 basis its share of the mediator's fees and, if applicable, any pre-approved cost(s) incurred by the mediator.

12.18. Amendments. No modification, amendment, or alteration in the terms and conditions contained in this Agreement shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by City and PACA or others delegated authority to or otherwise authorized to execute same on their behalf except as otherwise expressly stated (including as stated in Section 4.2), and approved in writing by the County Administrator. City (through its City Commission or City Manager) may approve and execute amendments on behalf of City as long as such amendment(s) do not increase City's funding or financial obligations.

12.19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements,



and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

12.20. Payable Interest

12.20.1. Payment of Interest. Unless prohibited by Applicable Law, City shall not be liable for interest to PACA for any reason, whether as prejudgment interest or for any other purpose, and PACA waives, rejects, disclaims, and surrenders any and all entitlement to interest in connection with a dispute or claim arising from, related to, or in connection with this Agreement.

12.20.2. Rate of Interest. If the preceding subsection is inapplicable or is determined to be invalid or unenforceable by a court of competent jurisdiction, the annual rate of interest payable by City under this Agreement, whether as prejudgment interest or for any other purpose, shall be, to the full extent permissible under Applicable Law, one quarter of one percent (0.25%) simple interest (uncompounded).

12.21. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated into and made a part of this Agreement.

12.22. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

12.23. Verification of Employment Eligibility. PACA represents that PACA and each Subcontractor have registered with and use the E-Verify system maintained by the United States Department of Homeland Security to verify the work authorization status of all newly hired employees in compliance with the requirements of Section 448.095, Florida Statutes, and that entry into this Agreement will not violate that statute. If PACA violates this section, City may immediately terminate this Agreement for cause and PACA shall be liable for all costs incurred by City due to the termination.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: City of Fort Lauderdale, signing by and through its Mayor and Acting City Manager, duly authorized to execute same; and Performing Arts Center Authority, signing by and through its Chair or Vice Chair, duly authorized to execute same.

CITY

ATTEST:

CITY OF FORT LAUDERDALE

for   
DAVID SOLOMAN, CITY CLERK

By Dean J. Trantalis  
DEAN J. TRANTALIS, MAYOR  
7 day of April, 2008



Rickelle Williams  
RICKELLE WILLIAMS, CITY MANAGER

4 day of April, 2025.

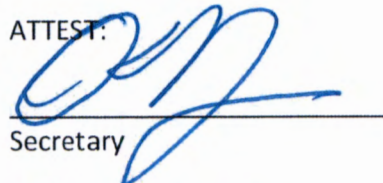
APPROVED AS TO FORM AND CORRECTNESS:  
D'WAYNE SPENCE, INTERIM CITY ATTORNEY

By Shaun N. Amarnani  
SHAUN N. AMARNANI, ESQ.  
ASSISTANT CITY ATTORNEY

2 day of April, 2025.

PACA

ATTEST:



Secretary

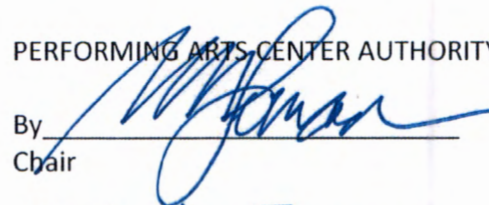
Alvin Hooper

Print name

(SEAL)

PERFORMING ARTS CENTER AUTHORITY

By  
Chair



M. Austin Forman

Print name of Chair above

6 day of February, 2025

## **Exhibit A**

### **Scope of Services**

#### **1. Capital Program Summary**

The capital grant funding will be allocated towards a variety of capital improvement projects falling under three main categories: facilities, production, and technology. These projects aim to enhance the functionality, safety, and efficiency of our organization's infrastructure and operations.

All funding will be allocated to capital projects at the Broward Center for the Performing Arts located at 201 SW 5<sup>th</sup> Avenue, Fort Lauderdale, FL 33312 including the Au-Rene theater, the Amaturro theater, the Abdo New River Room, the Rose Miniaci Arts Education Center, the Mary N. Porter Riverview Ballroom, the Peck Courtyard, and all ancillary spaces.

#### **2. Services Description**

General capital projects fall within three broad categories: Facilities, Production, and Technology. Funding will be utilized for capital improvements, including but not limited to projects in each of these categories.

*Facilities:* Facilities projects (> \$10,000) include replacement of equipment & systems, scheduled replacement/refurbishment (elevators, fire protection, HVAC), replacement of tile, wood, doors, carpet, flooring, structural repairs, architectural and engineering projects (design fees, construction documents and administration), stucco repair (replacement, waterproofing, painting), safety and security.

*Production:* Production projects (>\$10,000) include theatrical lighting systems, acoustical systems (performance and audio-visual), rigging, theatrical equipment, seating, and stage renovations (finishes to stage floor, walls, and ceiling).

*Technology:* Technology projects (>\$10,000) include technology repairs, replacement, upgrades, hardware replacement, network upgrades, software systems and enhancements, and network and cloud security.

Each project within these categories is aimed at improving our facilities, enhancing production capabilities, and upgrading technological infrastructure to better serve our organization's mission and stakeholders. By strategically investing in these areas, we aim to ensure the long-term sustainability and effectiveness of our operations.

The capital plan includes the following capital projects by location:

#### **Broward Center Campus**

*Facilities Projects* - Scheduled replacement or refurbishment of elevators, the freight elevator, the fire system, and the HVAC rooftop units. Structural repairs to the back of house facilities including refurbishing tiles, fixtures, partitions, and walls. Replacement of equipment and systems that have reached the end of their useful life or are no longer functioning properly including the facility work



golf cart used for landscaping and outside maintenance, replacement of pneumatics vav boxes, replacement of catering equipment and furniture, and repainting the auditorium floors.

*Technology Projects* – Technology repairs, replacement and upgrades including Uninterruptible Power Supply (UPS) for the network Main Distribution Frame (MDF) and Intermediate Distribution Frame (IDF) to ensure reliable power backup, desktop and laptop replacement, hardware replacement that supports the virtual environment, and digital signage replacement and upgrades. This also includes replacement of critical software including Microsoft Dynamics, the current Finance and Accounting system, point of sale equipment, replacement of security camera hardware (networking, cameras, servers) and screening devices.

#### **Broward Center Exterior**

*Facilities Projects* – Replacement of tile, wood, doors, carpet, and flooring including replacement of exterior doors and hardware, repair and replacement of tile in the upper level of the Courtyard to enhance safety, replacement of wood handrails and refurbishment of outdoor fixtures. Replacement of the courtyard sound system and resurfacing of the Courtyard tile to reduce maintenance and improve safety. Structural repairs of the front drive and the upper courtyard, stucco repair, replacement, waterproofing and painting including soffit repairs, mullion repairs and recaulking.

*Production & Technology Projects* - In addition, there is a security need to replace the gate at the south backstage lot entrance and a need for an exterior lighting package to enhance the appearance and safety of the building.

#### **Au-Rene & Amaturro Theaters**

*Facilities Projects* – Replacement of theater seats in the Au-Rene theater that have reached the end of their useful life. New equipment and systems in the Amaturro wardrobe room and new house lights in the Amaturro theater.

*Production Projects* – Theatrical light, sound and stage systems including cleaning, re-flameproofing, and re-certification of all soft goods for all venues, replacement of one-ton chain motors, a new floating moving light package, an upgraded projector and video monitor package. Replacement of the Au-Rene lighting console, new LED cyc lights in the Au-Rene, new Thomas pre-rig double truss in the Au-Rene, a new curtain motor in the Au-Rene and an acoustic curtain control in the Amaturro, an LED video wall, and replacement and upgrades to various sound and lighting systems in both the Au-Rene and Amaturro theaters.

#### **Ancillary Spaces**

*Facilities Projects* – Replacement of tile, wood, doors, carpet, flooring including replacement of the Einstein Room floor, repair and replacement of administration office furnishings and flooring. Scheduled replacement / refurbishment of the skywalk elevator and the administration elevator.

*Production Projects* - Theatrical light, sound and stage system projects including lighting system, audio console, wireless comm, projector and stage replacement in the Abdo New River Room.

*Technology Projects* - Technology repairs, replacements, and upgrades for each of the conference rooms to support virtual meetings and multi-media presentations.

### **Education Center**

*Facilities Projects* – Replacement of equipment and systems including seating in the JM Studio and replacement of the floors in the JM Studio and each of the classrooms.

*Production Projects* – Theatrical light, sound and stage systems including replacement of the lighting system in the JM Studio to LED, updates to the JM lighting and audio console, replacement of the JM Studio PA and the JM Studio projector, replacement of the Thomas Classroom projector, and the Harlow Classroom audio system.

### **Pavillion**

*Facilities Projects* – Replacement of equipment and systems including replacement of the ballroom lighting grid to reduce sky light heat on theatrical lighting, replacement of catering equipment and scheduled replacement of the pavilion HVAC rooftop units.

*Production Projects* – Theatrical light, sound and stage systems including replacement of the ballroom lighting system and lighting console, the audio system and audio console, the ballroom projector, the creston, and the lectern with confidence monitor.

### **3. Five Year Capital Plan**

The five-year capital plan will be updated annually and forwarded to both the County and the City along with the annual fiscal year budget.

**Exhibit B**  
**City Land Contribution**

The City Land Contribution will consist of the following property:

Lot 15 in Block 19 of Bryan Subdivision of Blocks 5, 8 & 19, of Town of Fort Lauderdale, according to the Plat thereof, Recorded in Plat Book 1, Page 18, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida and Lot 16 and the north one-half of Lot 17 in Block 19 of Bryan Subdivision of Blocks 5, 8 & 19, of Town of Fort Lauderdale, according to the Plat thereof, Recorded in Plat Book 1, Page 18, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, together with the East one-half of the vacated alley (vacated per Official Record Book 17657, Page 545, of the public records of Broward County Florida) lying West of and adjacent to said lots.

**Exhibit E**  
**Escrow Agreement**



## ESCROW AGREEMENT

**THIS ESCROW AGREEMENT** is made by and among the City of Fort Lauderdale, Florida ("City"), Performing Arts Center Authority ("PACA"), and Garry W. Johnson, P.A. ("Escrow Agent"), in connection with the Tri-Party Agreement between City, Broward County, Florida ("County"), and PACA (the "Tri-Party Agreement"), and the City Supplemental Agreement between City and PACA (the "City Supplement").

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. **Deposit of Deed:** Within sixty (60) days of complete execution of the Tri-Party Agreement, City shall complete the transfer of the Donated Parcel to PACA by depositing a Quit Claim Deed in form and substance satisfactory to PACA and City (the "Deed") for the Donated Parcel in escrow with the Escrow Agent. The Donated Parcel deed shall be held in escrow by, and distributed by, Escrow Agent solely in accordance with the terms of this Escrow Agreement.
2. **Distribution of Deed:** Upon receipt of the Deed, Escrow Agent shall hold and distribute the Deed as follows:
  - (a) The Deed shall be released to PACA on the date that the County provides written notice (the "Release Notice") to PACA, City, and Escrow Agent. County shall issue the Release Notice upon the first to occur of the following three events: (i) October 1, 2028; (ii) PACA has demonstrated to County's satisfaction that PACA has expended at least Two Million Five Hundred Thousand Dollars (\$2,500,000) in capital expenditures for Permitted Uses during the Term (excluding funds received from County); or (iii) termination of the Tri-Party Agreement. The obligations of this section shall survive the termination or expiration of this Agreement or the Tri-Party Agreement.
  - (b) If no Release Notice is received from County by the end of the term of the Tri-Party Agreement, the Deed shall continue to be held in escrow by Escrow Agent until such Release Notice is delivered.

These directions are absolute and unconditional and may not be changed, countermanded, disputed or rescinded except by mutual written agreement of City, County, PACA, and Escrow Agent.

3. **Attorneys' Fees:** In the event of any controversy arising under or relating to the interpretation or implementation of this Agreement by City, PACA, or Escrow Agent or any breach thereof, the prevailing party shall be entitled to payment for all costs and attorneys' fees (both trial and appellate) incurred in connection therewith.
4. **Disputes:** In the event a dispute arises between the parties as to the proper disbursement of the Deed, Escrow Agent, may at its option:
  - (a) take no action and hold the Deed until agreement is reached between the disputing parties or until a final judgment from which no further appeal is available has been entered by a court; or
  - (b) institute an action for declaratory judgment, interpleader or otherwise joining all affected parties.

Escrow Agent shall comply with the final judgment of the court as to the distribution of the Deed. In the event of any suit between the parties wherein Escrow Agent is made a party by virtue of acting as escrow agent hereunder, or in the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, Escrow Agent shall be entitled to recover reasonable attorneys' fees and costs incurred, including costs and attorney's fees for appellate proceedings, if any, said fees and costs to be equally charged and assessed as court costs the parties to this Agreement.

5. **Indemnification:** City and PACA, jointly and severally, will indemnify and save harmless Escrow Agent of and from any and all fines, suits, claims, demands, penalties, losses and actions (including attorneys' fees and costs) arising or resulting from or in connection with this Escrow Agreement and actions hereunder, except as may be the direct cause of the gross negligence or willful misconduct of Escrow Agent.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of April 8, 2025.

CITY

ATTEST:

David Soloman  
David Soloman, City Clerk



(SEAL)

CITY OF FORT LAUDERDALE

By: Dean J. Trantalis  
Dean J. Trantalis, Mayor  
8 day of April, 20 25

By: Rickelle Williams  
Rickelle Williams, City Manager  
4 day of April, 20 25

APPROVED AS TO FORM AND CORRECTNESS:  
D'Wayne M. Spence, Interim City Attorney

By: D'Wayne M. Spence  
D'Wayne M. Spence, Esq.  
Assistant City Attorney  
2 day of April, 20 25

ATTEST:

Secretary

Alan Hooper  
Print name

(SEAL)

PACA

PERFORMING ARTS CENTER AUTHORITY

By:

Chair

M. Austin Forman  
Print name of Chair above

16 day of February, 2025

ESCROW AGENT

GARRY W. JOHNSON, P.A.

By: 

Garry W. Johnson, President

10<sup>th</sup> day of February, 2025