



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0501

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

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Resolution Approving a Grant Agreement Between the City of Fort Lauderdale and the Young Men's Christian Association of South Florida, Inc. (YMCA) in the Amount of Two Million Dollars (\$2,000,000), Using Land Acquisition Funds Allocated as One Million Dollars (\$1,000,000) from Commission District 1 and One Million Dollars (\$1,000,000) from Commission District 2, to Assist with the Construction Costs of a Public Pool Complex at the YMCA Facility Located at Holiday Park - **(Commission District 2)**

Recommendation

Staff recommends that the City Commission adopt a Resolution authorizing the City Manager to execute a Capital Grant Agreement with the Young Men's Christian Association of South Florida, Inc. (YMCA) in the amount of \$2,000,000, utilizing parks bond funds that were programmed for land acquisitions in District 1 and District 2, to support construction of the YMCA pool complex at Holiday Park.

Background

On May 7, 2024, during the City Commission Conference Meeting, Commissioner Herbst (District 1) and Commissioner Glassman (District 2) expressed their support for addressing the funding gap for the YMCA pool complex at Holiday Park. The discussion followed a presentation (CAM #24-0428) outlining the project's scope, timeline, and financial shortfall. The total cost of the project is estimated at \$3,350,000, with a funding gap of \$2,000,000. Commissioner Herbst confirmed that he would contribute \$1,000,000 from the District 1 Parks Bond Land Acquisition Fund. Commissioner Glassman then affirmed that District 2 would also contribute \$1,000,000 from its corresponding fund. These contributions are intended to bridge the funding gap and assist with the development of the new facility by providing a funding contribution for the planned pool complex.

On May 6, 2025, the City Commission adopted Resolution No. 25-78 declaring its intent to lease a portion of City-owned property located at Holiday Park to Young Men's Christian Association of South Florida, Inc., a Florida not for profit corporation, for a period not to exceed fifty (50) years pursuant to Section 8.13 of the City Charter;

providing notice of intent to terminate a lease dated November 14, 2016; and providing notice of a public hearing before the City Commission at 6:00 pm on June 17, 2025.

The original lease between the City and YMCA, executed in 2016, authorized a fifty (50) year ground lease for the development of a community-serving recreational facility. However, due to project impacts associated with the COVID-19 pandemic and other unforeseen circumstances, the YMCA requested that the City consider revising the agreement development milestones and sought to modernize the agreement terms. The existing lease did not permit subleasing for healthcare services, such as a free-standing emergency department.

To enable the development of a new, modern facility that includes both a wellness center and a free-standing emergency department operated by the North Broward Hospital District (Broward Health), City staff and the YMCA have negotiated a new lease agreement. Most of the terms and conditions of the 2016 lease are incorporated into the new agreement. The primary modifications include the establishment of a new fifty (50)-year term and the inclusion of the free-standing emergency department as an authorized use of the premise. The new agreement allows the YMCA to construct and operate a new facility, including:

- Recreation and wellness uses;
- A new pool complex;
- Youth and teen activity centers;
- A community gathering space;
- Parking and support facilities;
- Terms permitting subleasing for public benefit uses; and
- Free-standing emergency department.

The YMCA plans to construct a new pool complex to expand recreational opportunities and promote public health. The proposed grant agreement will assist with the development of the new facility by providing a funding contribution for the planned pool complex.

The YMCA pool complex is envisioned to address community needs related to water safety, public health, and recreational access. The pool complex will feature a 25-yard, six-lane pool constructed in accordance with Florida High School Athletic Association standards, as well as a teaching pool with enhanced accessibility features. The pool complex will also offer lifeguard training programs, swim safety education, and open swim access for the public. In addition, a pool deck will provide space for families and residents to gather and participate in community events.

The YMCA has committed to providing the following community benefit programs as part of its partnership with the City:

- **Membership Discount for Residents:** As part of the lease agreement, Fort Lauderdale residents will receive a 10% discount on all YMCA membership

categories for the full term of the lease.

- **Free Pool Complex Access** – Every Saturday and Sunday afternoon, the YMCA will open the pool complex to residents of the City of Fort Lauderdale free of charge, subject to YMCA safety and risk protocols. The estimated value of this community benefit is approximately \$75,000 per year.
- **Swim for Jenny Week** – Annually, the YMCA will host two weeks of free water safety education and swim skill testing for children and families. This initiative helps children become comfortable and safe in the water and offers adults water safety awareness and educational resources to promote responsible supervision. The estimated annual value for this benefit is \$25,000.
- **Lifeguard Training** – Each spring, the YMCA will provide American Red Cross lifeguard training to more than 30 youth and teens at no cost to the participants. In addition to certification, individuals may become eligible for employment opportunities with the YMCA of South Florida Aquatic Department. The estimated annual value for this training is \$15,000.

The City's legal team confirmed that the grant agreement language is consistent with applicable bond law requirements following consultation with the City's Bond Counsel.

Provisions have been added to the Grant Agreement to clarify that the \$2,000,000 in capital grant funding will be guided by bond regulations. Specifically, Section 3.2 states that performance under the agreement is contingent upon the availability of park bond proceeds and compliance with all applicable bond restrictions. Further, all uses of City funds must align with the bond's authorized purposes and are subject to legal and audit review.

The funding will be governed by a Grant Agreement that restricts its use to eligible capital expenses incurred between 2025 and 2032. The proposed Grant Agreement terms include:

Category	Description
Grant Amount	\$2,000,000 disbursed in two equal reimbursement installments of \$1,000,000
Term	Effective January 3, 2025, through January 1, 2032, with a possible three (3)-year administrative extension
Use of Funds	Limited to reimbursing eligible capital expenditures, including architectural, engineering, construction, and project-related debt service
Disbursement Conditions	Installments released upon receipt and approval of itemized expenditure reports, proof of payment, and certification of costs
Reporting Requirements	Quarterly expenditure reports and an annual Special Report as part of the YMCA's audited financial statements
Performance Condition	YMCA must obtain a Certificate of Occupancy for the pool by

	the agreement's expiration date
Termination	Agreement may be terminated for cause, including misuse of funds or failure to complete the project

The approval of this item is contingent upon the approval of Commission Agenda Memorandum No. 25-0448, which authorizes the transfer of funds originally programmed for park land acquisition to the YMCA pool complex.

Resource Impact

There is an impact to the City in the amount of \$2,000,000, which is contingent upon the approval of the June 30, 2025, Consolidated Budget Amendment (CAM #25-0562).

<i>Funds available as of May 7, 2021</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-353-6999-572-60-6599-P12986	YMCA Holiday Park Grant	Capital Outlay/Construction	\$0	\$0	\$2,000,000
TOTAL AMOUNT ►					\$2,000,000

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Building a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Here*.

Related CAMs

25-0448
25-0498
25-0499
25-0500
25-0502

Attachments

Exhibit 1 – Grant Agreement
Exhibit 2 – Resolution

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Charter Officer: Rickelle Williams, City Manager