



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#22-0182

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 1, 2022

TITLE: Resolution Declaring Notice of Intent to Lease City-Owned Property Located at 290 NE 3 Avenue, Fort Lauderdale, Florida, 33301, Commonly Known as the “Transportation and Mobility Building” and “TAM Building”, Pursuant to Section 8.09 of the Charter – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a resolution pursuant to Charter Section 8.09 declaring the City’s intent to lease City-owned property located at 290 NE 3 Avenue, Fort Lauderdale, FL 33301, commonly known as the “Transportation and Mobility Building” and “TAM Building”.

Background

The Transportation and Mobility Building, located at 290 NE 3 Avenue (Folio# 504210110410) is a 32,380 square foot parcel with a 15,356 square foot, two-story building built in 1956 and renovated in 1968. As of March 2022, there are fifty (50) City employees who operate from the TAM Building. These operations include administrative staff for Parking Services, Transportation Planning, Transportation Operation, and Project Management. Over the past six (6) years, there has been \$384,541 invested in the building including major roof repairs, elevator improvements, and exterior maintenance.

The concept of redeveloping the TAM site is an opportunity for a partner to redevelop the site and activate the area with more commercial uses while providing staff with suitable workspace. The development opportunity will be advantageous to the City if inclusive of the following elements: 1) Staff space of approximately 20,000 square feet at developer’s expense, 2) Centralize all of TAM staff under one roof to help improve operational efficiencies, 3) Mitigate maintenance costs and capital improvements, 4) No annual rent for TAM, and 5) Potential revenue source for the transportation enterprise based on rent revenue

Section 8.09 of the Charter provides that City property may be leased for a maximum term of 50-years (plus five years for construction), under certain prescribed conditions. Traveling under Section 8.09 of the Charter will allow the City to market and move forward with proposals for a 50-year master lease agreement.

Colliers International (“Colliers”) on behalf of the City will proactively market the property, review, and evaluate the sealed proposals and bring forth a recommendation before the City Commission. Colliers shall receive a fee in accordance with its Real Estate Brokerage and Lease Management Services Agreement with the City. The brokerage fee will be paid by the selected proposer.

Proposals shall be submitted to the City of Fort Lauderdale City Hall by no later than 3:00 pm on May 19, 2022. The Proposals must be accompanied by cash, cashier's check, or certified check payable to the City in an amount equal to at least ten (10) percent of the first-year lease amount. A recommendation will be brought before City the Commission on August 18, 2022, for approval of a recommendation and authorization to enter into negotiations.

Resource Impact

There is no fiscal impact to the city associated with this item at this time.

Strategic Connections

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

- Internal Support Focus Area
- Goal 8: Build 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 United*.

The item advances the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.

Attachments

Exhibit 1 – Collier’s Proposal Submittal Procedure

Exhibit 2 – Location Map

Exhibit 3 – Appraisal

Exhibit 4 – Resolution

Prepared by: Angela Salmon and Luisa Agathon, City Manager’s Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager