



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#15-0455

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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: April 7, 2015

TITLE: Discussion regarding future of Judge Shippey House

On March 3, 2015, the City Commission discussed the future of the Shippey House (House), located on Riverwalk. The City Commission requested a timeline be prepared to show fundraising efforts, a start date for construction and a final occupancy date. In addition, the need for an end user who will provide activation along the Riverwalk needs to be identified.

The Friends of Shippey, Riverwalk Fort Lauderdale and City staff have been working to develop the following proposal for consideration by the City Commission:

- Riverwalk Fort Lauderdale, Inc. will assume Bill of Sale for the Shippey House. If Riverwalk Fort Lauderdale, Inc. no longer exists, the Bill of Sale will transfer to the City of Fort Lauderdale
- The City will develop a 50-year ground lease for \$1.00 a year with Riverwalk Fort Lauderdale, Inc.
- All fundraising needed to complete the exterior renovations to the House will be completed by June 1, 2015.
- Renovations to the exterior of the House will commence prior to June 15, 2015 and will be completed within 120 days.
- The build-out of the house interior for the end user will commence prior to August 1, 2015 and will be completed within 120 days.
- The City Manager will approve all tenants suggested by Riverwalk Fort Lauderdale, Inc.
- The tenant(s) will be required to operate a service that will activate the Riverwalk area on a daily basis.
- The tenant(s) will provide information/welcome center area on the first floor of the building.
- Lessee will lease to tenant at market rate for comparables.
- Lessee will have the ability to offer rent abatement to the proposed end user until such date that initial capital improvements are paid off. After such date, all

revenues derived from lease of the House will be depositing into a separate fund designated by Riverwalk Fort Lauderdale, Inc. to be used for capital improvements along the Riverwalk

Based on discussion among the City Commission, staff will bring back an agreement between the City of Fort Lauderdale and Riverwalk, Fort Lauderdale, Inc. to a regular Commission meeting for action. Initial estimates, provided by Friends of Shippey, to complete the exterior of the House total \$80,000 and estimated to complete build outs for the end user is \$125,000. If any alterations to the original design of the house are made, a Certificate of Appropriateness (COA) will need to be obtained since the House is located in the H-1 zoning district. There has been some discussion regarding the installation of impact resistant windows, which would require a COA.

Staff will provide the Commission with monthly updates on fundraising efforts as well as any timeline issues. The current fund raising/in-kind services as of March 31, 2015 will be shared once received from Friends of Shippey.

Resource Impact:

There is a positive fiscal impact in the amount of \$50.00.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Internal Support Cylinder of Excellence, specifically advancing:

- Goal 12: Be a leading government organization, managing resources wisely and sustainably
- Objective 1: Ensure sound fiscal management
- Initiative 1: Achieve a structurally balanced budget through viable revenue sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

Prepared by: Carolyn Bean, Administrative Assistant

Department Director: Phil Thornburg, Parks and Recreation