



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-0833

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

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

DATE: October 5, 2016

TITLE: Resolution Approving a Lease Agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for a portion of Holiday Park along North Federal Highway

Recommendation

It is recommended that the City Commission adopt a Resolution approving a lease agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for a portion of Holiday Park. The lease agreement is for 50 (fifty) years at \$1.00 a year. The leased portion of Holiday Park will be used by the YMCA to build a new recreation facility.

Background

At the July 7, 2015 City Commission Conference Meeting, the Young Men's Christian Association (YMCA) of South Florida, Inc. presented plans for the development of a recreational facility at Holiday Park along North Federal Highway near the Sandy Niner Drive. On August 16, 2016, the City Commission adopted Resolution No. 16-121 declaring the City's intent to lease a portion of Holiday Park to the Young Men's Christian Association (YMCA) of South Florida, Inc. A resolution amending the date of the public hearing on consideration of the Lease Agreement to October 5, 2016 was approved at the September 20, 2016, City Commission meeting.

It is the intent of the YMCA to build a new facility at Holiday Park to provide recreational and community programs for residents of the City. Section 8.13 of the Charter of the City of Fort Lauderdale provides that City property may be leased for a maximum term of 50 (fifty) years under certain proscribed conditions. The lease with the YMCA will be for 50 years at \$1.00 a year. The portion of Holiday Park that will be leased to the YMCA is adjacent to Sandy Niner Drive and between North Federal Highway and Parker Playhouse.

The obligations of the YMCA as part of the lease are as follows:

- The YMCA must secure \$5 million within 40 (forty) months from the lease commencement date;

- The YMCA must commence construction of the facility within 5 (five) from the lease commencement date;
- The YMCA must complete construction of the facility within 24 (twenty-four) months from the commencement of the construction period;
- The YMCA must provide the City of Fort Lauderdale with 6 (six) month progress reports
- The YMCA must work with Parker Theatre, Inc. on a relocation of the Marquee along North Federal Highway

During the negotiation period of the lease agreement, the YMCA completed a Phase I Environmental Assessment. The results of the assessment concluded with a recommendation for a Phase II Environmental Assessment. The YMCA will conduct a modified Phase I Assessment and then proceed with a Phase II Assessment, if necessary. Both parties have the ability to terminate the lease agreement if a Phase II Environmental Assessment reveals extensive issues.

Resource Impact

There is a positive fiscal year impact of \$1.00.

Strategic Connections:

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

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

Attachments

Exhibit 1 – Legal Description
Exhibit 2 – Resolution 16-121
Exhibit 3 – Resolution
Exhibit 4 – Lease Agreement

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