

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Action Summary

**Tuesday, August 22, 2017**

**6:00 PM**

**City Commission Chambers**

## **City Commission Regular Meeting**

**FORT LAUDERDALE CITY COMMISSION**

**JOHN P. "JACK" SEILER** Mayor - Commissioner  
**BRUCE G. ROBERTS** Vice Mayor - Commissioner - District I  
**DEAN J. TRANTALIS** Commissioner - District II  
**ROBERT L. McKINZIE** Commissioner - District III  
**ROMNEY ROGERS** Commissioner - District IV

**LEE R. FELDMAN**, City Manager  
**JOHN HERBST**, City Auditor  
**JEFFREY A. MODARELLI**, City Clerk  
**CYNTHIA A. EVERETT**, City Attorney

~~PUR-1 17-0939~~~~8~~~~Motion to Approve Increase to Stormwater Master Plan Modeling and Design Implementation Cost Capacity Hazen and Sawyer, P.C. \$2,321,244~~~~APPROVED~~~~Aye: 5- Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~~~PUR-1 17-0948~~~~9~~~~Motion to Approve Increase in Contract Value for Horticultural Chemicals Various Vendors \$160,000~~~~APPROVED~~~~Aye: 5- Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~~~PUR-2 17-0951~~~~0~~~~Motion to Reject All Bids for Parking Demand & Smart Enforcement Parking System~~~~APPROVED~~~~Aye: 5- Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~~~PUR-2 17-1024~~~~1~~~~Motion to Reject All Bids for the Development and Improvement of Parcel C in the Airport Industrial Park~~~~APPROVED Motion to Reject all Bids with Directive that City Manager will work with both entities~~~~Aye: 5- Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~~~RESOLUTIONS~~~~R-1 17-0905~~~~Appointment of Board and Committee Members~~~~ADOPTED AS AMENDED~~~~Aye: 4- Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~~~Not Present: 1- Vice Mayor Roberts~~**R-2 17-0927****Resolution Approving a Lease Agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for the Property located at 1409 NW 6 Street (Mizell Center)****ADOPTED**

**Aye:** 4 - Vice Mayor Roberts, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**Nay:** 1 - Commissioner Trantalis

**R-3**     [17-0991](#)     ~~Quasi-Judicial Resolution – City Commission Review and Approval of a Site Plan Level II Development Permit Including the Allocation of 348 Dwelling Units for Proposed Development within the Downtown Regional Activity Center Land Use Designation – 212 Southeast 2nd Ave Residence – 212 Partners, LLC. Case Number R17032~~

~~Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.~~

~~**ADOPTED Resolution Approving a Development Permit**~~

~~**Aye:** 5 – Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~

**R-4**     [17-1014](#)     ~~Resolution to Award Lease of Vacant Parcels at the Fort Lauderdale Executive Airport to Premier Parks, LLC~~

~~**ADOPTED**~~

~~**Aye:** 5 – Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~

**R-5**     [17-0929](#)     ~~Resolution to Declare the Disposal of City Owned Surplus Property located at 4030 State Road 7 in Dania Beach, Florida~~

~~**ADOPTED**~~

~~**Aye:** 5 – Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler~~

**R-6**     [17-0840](#)     ~~Quasi-Judicial Resolution Approving Plat Known as “Broward Spin Car Wash”, located at 2700 W Broward Boulevard – 101 SW 27th AVE, LLC. Case Number PL17002~~

~~Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.~~

~~**ADOPTED Resolution approving Plat**~~



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#17-0927**

**TO:** Honorable Mayor & Members  
Fort Lauderdale City Commission

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

**DATE:** August 22, 2017

**TITLE:** Resolution Approving a Lease Agreement with the Young Men's Christian Association (YMCA) of South Florida, Inc. for the Property at 1409 NW 6 Street (Mizell Center)

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**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 the property at 1409 NW 6 Street., commonly known as the Mizell Center. The lease agreement is for 50 (fifty) years at \$1.00 a year. The leased property will be used by the YMCA to build a new recreation facility.

**Background**

On July 11, 2017, the City Commission adopted Resolution No. 17-146 declaring the City's intent to lease the property at 1409 NW 6 Street to the Young Men's Christian Association (YMCA) of South Florida, Inc.

It is the intent of the YMCA to demolish the existing building and build a YMCA facility that will include a swimming pool, children's daycare, retail, a gymnasium, a wellness center, a blackbox theatre, and classroom space for Broward Community College. Section 8.13 of the City of Fort Lauderdale Charter provides that City property may be leased for a maximum term of 50 years under certain proscribed conditions.

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

- The YMCA must secure \$10 million construction loan from an institutional lender and show evidence of having raised \$5 million through cash donations within 16 months after the lease date;
- The YMCA must receive necessary development approvals for the construction of the YMCA facility within one year after the lease date;
- The YMCA must produce a complete and final budget for construction of the YMCA facility with a schedule of values not to exceed \$15 million within sixteen months after the lease date;

- A Development Agreement between the CRA and YMCA must be approved providing the terms and conditions by which the CRA will provide a grant of \$10 million to the YMCA under the CRA's Development Incentive Program within sixteen months after the lease date;
- An approved Site Plan within sixteen months after the lease date;
- The YMCA must have a construction contract from a general contractor for a fixed price, not to exceed \$15 million, within sixteen months after the lease;
- The YMCA must have a written agreement with Broward College confirming a commitment to provide the YMCA with a grant toward the cost of development of the YMCA Facility and/or a commitment to sublease a portion of the YMCA Facility.

Within two years after the effective date of the lease, the YMCA shall complete construction of the YMCA Facility and shall provide the City with a copy of the Certificate of Occupancy.

### **Resource Impact**

There is no FY17 impact. Upon completing the due diligence and initial development milestones prescribed in the lease, the City will generate a revenue of \$1 a year from the YMCA.

### **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 17-146  
Exhibit 3 – Lease Agreement  
Exhibit 4 – Resolution

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Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager