



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0386

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 19, 2020

TITLE: Resolution Declaring Notice of Intent to Lease City-Owned Property
Located at 100 SE 1 Street & 155 SE 2 Street, Fort Lauderdale, Florida,
33301, Commonly Known as the “Riverwalk Center”, Pursuant to Section
8.09 of the Charter – **(Commission District 4)**

Recommendation

It is recommended that the City Commission approve a Resolution pursuant to Charter Section 8.09 declaring the City’s intent to lease City-owned property located at 100 SE 1 Street and 155 SE 2 Street, Fort Lauderdale, FL 33301, commonly known as the Riverwalk Center.

Background

The Riverwalk Center, formerly known as City Shoppes, located at 100 SE 1 Street & 155 SE 2 Street (Folios 504210330150 and 504210230150) is a 2,148-space parking garage constructed in 1982. The property is over three (3) acres inclusive of 8,290 SF retail space and approximately 98,700 SF of potential retail on the first floor. The site sits in the epicenter of Fort Lauderdale’s emerging Urban Core and the development activity surrounding it. In recent years the property has become outdated and the retail has been suffering with high tenant turnover and vacant spaces. The recent renaming of the garage to Riverwalk Center is a step toward in connecting the garage to the Riverwalk and the Urban Core. The parking garage also provides parking to Esplanade Park and the Huizenga Plaza, two of downtown’s most significant outdoor event venues. As of May 2020, there are seven tenants, one of which is a City staff office located at the Riverwalk Center. Rental leases and payments are managed by the City’s Real Estate office in collaboration with Colliers International South Florida, LLC (Colliers).

The concept of renovating the Riverwalk Center was brought before the City Commission for discussion in April of 2018. In December of 2018, the City Commission authorized the City Manager to commence negotiations, but we were unable to reach an agreement due to legal restrictions under Section 8.12 of the Charter. Travelling 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 inclusive of the parking spaces and retail units.

The vision for the Riverwalk District Plan strives to bring life and activity to the Riverwalk Center by: 1) Improving the physical appearance and update amenities of the property,

2) Activating Riverwalk Center with new design and programming concepts, and lastly 3) Providing a lively, safe, and comfortable public space to increase foot activity by the New River. Proposers will have the opportunity to:

- Redevelop the entire first floor of the structure of approximately 100,000 SF into retail, entertainment, and amenity space in the heart of Fort Lauderdale's Urban Core.
- Update the parking efficiencies of the garage increasing revenue to the City and maximizing the use of the building.
- Improve the façade and streetscape of the structure creating a world-class destination in the heart of Fort Lauderdale.

Colliers on behalf of the City will review and evaluate the sealed proposals and bring forth the top choices to the City Manager for a final recommendation. 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.

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 proscribed conditions. Proposals shall be submitted to the City of Fort Lauderdale Procurement Services no later than 2:00 pm on September 17, 2020. 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's full proposed rental. A resolution will be adopted 30 days after proposals are due or shortly thereafter to commence negotiations of the master lease agreement with the successful proposer. The third resolution adopts the final lease which will be presented to the City Commission for approval.

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

Attachments

Exhibit 1 – Collier's Proposal Submittal Procedure

Exhibit 2 – Property Map

Exhibit 3 – Resolution

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