



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

#21-0143

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Alain E. Boileau, City Attorney

DATE: January 21, 2021

TITLE: Resolution Rescinding Resolution Nos. 20-81 and 20-199; Rescinding the City's Acceptance of the Bid of Stiles Corporation for the Leasing, and Development of City-Owned Property Located at 100 SE 1 Street & 155 SE 2 Street, Fort Lauderdale, Florida, 33301, Commonly Known as the "Riverwalk Center"; Rescinding its Authorization to Negotiate and Prepare a Lease Pursuant to Section 8.09 of the City Charter; Authorizing the City Manager to Take Such Actions as he Deems Appropriate to Implement this Resolution - **(Commission District 4)**

Recommendation

The City Attorney recommends the City Commission adopt a Resolution rescinding Resolution Nos. 20-81 and 20-199 selecting Stiles Corporation as the successful bidder for the leasing and development of City-owned property located at 100 SE 1st Street and 155 SE 2nd Street, Fort Lauderdale, FL 33301, commonly known as the "Riverwalk Center"; rescinding authorization to negotiate and prepare a lease pursuant to Section 8.09 of the City Charter and authorizing the City Manager to take such actions as he deems appropriate to implement this Resolution.

Background

The Riverwalk Center, formerly known as City Shoppes, located at 100 SE 1st Street & 155 SE 2nd 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 In recent years the property has become outdated and the retail has been suffering with high tenant turnover and vacant spaces. There are seven tenants, one of which is a City staff office located at the Riverwalk Center.

On May 19, 2020, the City Commission approved Resolution No. 20-81 (Exhibit 1) authorizing City staff and Colliers to market a master lease for the development and improvement of the Riverwalk Center. In June 2020, Colliers began a marketing campaign to secure a long-term master lessee.

On September 17, 2020, three bids were received for the Riverwalk Center master lease. Bids received included: BH3 Management, LLC, Skyland Development Group LLC and Stiles Corporation (“Stiles”).

Pursuant to Resolution No. 20-199 (Exhibit 2), the City selected Stiles as the successful bidder and authorized staff to engage in negotiations and preparation of a Lease.

Notwithstanding, the City Commission finds that entering in a Lease with Stiles is not advantageous to the City and is not the best use of the Property.

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 Prosperous*.

Attachments

- Exhibit 1 – Resolution No. 20-81
- Exhibit 2 – Resolution No. 20-199
- Exhibit 3 – Proposed Resolution

Prepared by: Alain E. Boileau, City Attorney

Charter Officer: Alain E. Boileau, City Attorney