



LETTER TO THE COMMISSION

LTC No: 26-189

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: June 10, 2026
**SUBJECT: Federal Courthouse Building (299 E Broward Boulevard)
Disposal Process (Update #4)**

The purpose of this Letter to the Commission (LTC) is to provide an update on the disposal process for the Federal Courthouse Building, located at 299 E Broward Boulevard. The previous update was shared with the City Commission on March 20, 2026, via LTC No. 26-079 (Attachment 1).

On June 3, 2026, the City received a Notice of Surplus Determination for Federal Real Property from the General Services Administration (GSA) (Attachment 2). The notice provides that any interested parties must provide written notice before the close of business thirty (30) calendar days from the date of the notice.

GSA has determined three (3) methods to acquire the property:

1. Negotiated sales to public bodies for public purposes;
2. Protection of public health; and
3. School, classroom, or other educational purposes.

I will include this LTC as part of the City Manager's Report item on the June 16, 2026, City Commission Conference Meeting agenda.

If you have any questions, please contact Ben Rogers, Assistant City Manager at BRogers@fortlauderdale.gov or (954) 828-3781.

Attachments:

1. LTC No. 26-079 Federal Courthouse Building (299 E Broward Boulevard) Disposal Process (Update #3)
2. Notice of Surplus Determination for Federal Real Property

c: Shari L. McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor

City Manager's Office
Department Directors



LETTER TO THE COMMISSION

LTC No: 26-079

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: March 20, 2026
**SUBJECT: Federal Courthouse Building (299 E Broward Boulevard)
Disposal Process Update #3**

The purpose of this Letter to the Commission (LTC) is to provide an update on the disposal process for the Federal Courthouse Building, located at 299 E Broward Boulevard.

On June 16, 2025, an update was provided to the City Commission via Commission Memorandum No. 25-092 advising that the General Services Administration (GSA) is currently constructing a new federal courthouse at 1000 SE 3 Avenue. The completion of the new federal courthouse is anticipated by the end of calendar year (CY) 2026 with relocation of court operations by the first quarter of CY 2027.

On February 11, 2026, LTC No. 26-038 was distributed to the City Commission to memorialize the City Commission feedback during the Fiscal Year (FY) 2027 City Commission Prioritization Workshop. In addition, LTC No. 26-038 informed the City Commission that City staff reached out to GSA to make it aware of the City's preferred future uses (educational purposes, art center/museum, and affordable housing opportunities) and requested consideration for Public Benefit Conveyances (PBC) that would support these uses.

The intent of this LTC is to share that GSA recently provided feedback to the City regarding its prior communication. GSA has indicated that no final decisions have been made regarding which PBC opportunities may be offered, but suggested that four (4) PBCs were being considered at this time:

1. Parks and Recreation - Title 40 U.S.C. SSO(e) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of the Interior for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of the Interior as being needed for use as a public park or recreation area. The Act authorizes the Secretary to sell or lease such properties to any State, political subdivision, instrumentalities thereof, or municipality, and to fix the sale or lease value of the property to be disposed of, taking into consideration any benefit which has accrued or may accrue

to the United States from the use of such property by any such State, political subdivision, instrumentality, or municipality. Deeds conveying any surplus real property disposed of under this authority shall provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of the Interior to be necessary to safeguard the interest of the United States;

2. Education - Title 40 U.S.C. 550(c) authorizes the Administrator of General Services, in his direction, to assign to the Secretary of Education, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon as is recommended by the Secretary as being needed for school, classroom, or other educational uses. The Act authorizes the Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities and tax supported educational institutions, nonprofit educational institutions, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for specific purposes;
3. Law Enforcement - Title 40, U.S.C. 553 authorizes the Administrator of General Services, in his discretion, to transfer or convey to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for law enforcement purposes. The Attorney General must determine the surplus real and related personal property to be required for any activity involving the control or reduction of crime and juvenile delinquency, or enforcement of criminal law, including investigative activities, such as laboratory functions, as well as training; and
4. Emergency Management - Title 40, U.S.C. 553 authorizes the Administrator of General Services, in his discretion, to transfer or convey to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for emergency management response purposes. The Director of the Federal Emergency Management Agency must determine the surplus real and related personal property to be required for emergency management response purposes, including fire and rescue services. The deed or other instrument of conveyance for property will require that all property to be used and maintained for correctional

facility, law enforcement, or emergency management response (including fire and rescue services) purposes in perpetuity and may contain such additional terms, reservations, restrictions and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

In addition to PBC opportunities, the property will be offered for purchase at fair market value with no restrictions on future use. The fair market value has not been determined and would require an appraisal to be conducted closer to the start of the disposal process. GSA does not have a firm date for the formal disposal process but anticipates the building will be vacated in early 2027. GSA has indicated that no additional information is needed from the City of Fort Lauderdale at this time.

If you have any questions, please contact Ben Rogers, Assistant City Manager at BRogers@fortlauderdale.gov or (954) 828-3781.

c: Shari McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors



June 03, 2026

U.S. General Services Administration
Public Buildings Service
Office of Real Property Disposition
77 Forsyth Street, SW
Atlanta, GA 30303

NOTICE OF SURPLUS DETERMINATION FOR FEDERAL REAL PROPERTY

Fort Lauderdale Federal Building & Courthouse
299 East Broward Boulevard

Property Description

The Fort Lauderdale Federal Building and Courthouse is a five-story structure with 262,516 gross square feet. The building sits on 2+ acres of land, and has 226 onsite underground parking spaces. The building is eligible for listing on the National Register of Historic Places.



Fort Lauderdale FB & CH
299 East Broward Boulevard.
Fort Lauderdale, FL 33301

GSA Control # 4-G-FL1372-AA
HUD Property #: 54202520019



June 03, 2026

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77 Forsyth Street, SW
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NOTICE OF SURPLUS DETERMINATION

Notice is hereby given that the subject property has been determined to be surplus Federal Government property and is available for disposal pursuant to the provisions of the Property Act 40 U.S.C. §§ 101 et seq. The applicable regulations provide that public agencies (non-Federal) shall be allowed to submit a formal expression of interest for surplus real property within **30 calendar days** of the date of this notice.

The property is offered "AS IS" and "WHERE IS" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended.

Disposal of this property, or portions thereof, may be made to public agencies for the public uses cited on **Attachment A, "Public Benefit Conveyances Authorities & Federal Sponsoring Agency Contacts"**. If any public agency desires to acquire the property for the uses identified in Attachment A, written notice must be filed with the appropriate Federal Sponsoring Agency (listed on Attachment A) before close of business 30 calendar days from date of this notice. An application form to acquire property for the stated use, and instructions for the preparation and submission of an application, may also be obtained from that same agency.

In addition to filing notices with the proper Federal Sponsoring Agency, written notice must be provided to the U.S. General Services Administration ("GSA") at the address below within the same 30-day period. An inspection or more information about the property may be obtained by contacting the following GSA representative:

U. S. General Services Administration
Project Management Office South (PIC)
Office of Real Property Disposition
Attn: Joseph Crenshaw, Project Manager
77 Forsyth Street, S.W.
Atlanta, Georgia 30303
Phone: (813) 541-7386
Email: joseph.crenshaw@gsa.gov

Such written notice shall:

- (1) Disclose the contemplated use of the property.
- (2) Cite authority in Attachment A under which the entity is authorized to acquire the property.

Upon receipt of such written notice, the applicant shall be informed of the period of time that will be allowed for submission of a formal application. In the absence of such written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority of the Property Act, 40 U.S.C. §§ 101 et seq., provide for offering the property for sale.

If any public agency considers that the proposed disposal of this property is incompatible with its developmental plans and programs, notice of such incompatibility must be forwarded to the aforementioned GSA address within the same 30 calendar day timeframe prescribed above.

In order to receive future notices of surplus real property, or to obtain additional information regarding public benefit conveyances, please visit the GSA Real Property Utilization and Disposal website at <http://disposal.gsa.gov> and click on "State and Local Customers".



June 03, 2026

U.S. General Services Administration
 Public Buildings Service
 Office of Real Property Disposition
 77 Forsyth Street, SW
 Atlanta, GA 30303

ATTACHMENT A
Public Benefit Conveyance Statutes & Federal Sponsoring Agency Contacts

The subject property will be available for the public uses listed below. An application form to acquire property for the stated use, and instructions for preparation and submission of an application, may be obtained from the Federal Sponsoring Agency Contacts listed below:

STATUTE	PUBLIC USE	FEDERAL SPONSORING AGENCY CONTACT
40 U.S.C. 545 (b)(8)	Negotiated sales to public bodies for public purposes	U. S. General Services Administration Project Management Office South (PIC) Office of Real Property Disposition Attn: Joseph Crenshaw, Project Manager 77 Forsyth Street, S.W. Atlanta, Georgia 30303 Phone: (813) 541-7386 Email: joseph.crenshaw@gsa.gov
40 U.S.C. 550 (d)(1)	Protection of public health	Department of Health & Human Services Attn: Theresa Ritta Federal Real Property Assistance Program Program Support Center, RLO 7700 Wisconsin Avenue, Suite 8216 Bethesda, MD 20814 Phone: 301-443-6672 Email: rpb@psc.hhs.gov
40 U.S.C. 550 (c)(1)	School, classroom or other educational purposes	U.S. Department of Education Federal Real Property Assistance Program Attn: Barbara Shawyer 400 Maryland Avenue, SW, LBJ Room 228-40 Washington, DC 20202-4553 Phone: 202-401-0044 Email: Barbara.shawyer@ed.gov