



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