



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0443

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

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

DATE: June 6, 2017

TITLE: Resolution Approving the Notice of Intent to Transfer the City Owned Parcel Located at 1504 Sistrunk Boulevard in the Northwest Progresso Flagler Heights Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency and Setting a Public Hearing for July 11, 2017

Recommendation

Staff recommends that the City Commission approve a resolution declaring its intent to convey City owned property located at 1504 Sistrunk Boulevard in the Northwest Progresso Flagler Heights (NPF) Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency (CRA) and setting a public hearing for July 11, 2017.

Background

Section 8.02 of the City Charter provides for the conveyance of real property owned by the City to another public agency for a public purpose (Exhibit 1). This item involves the conveyance of a parcel of land to the Fort Lauderdale CRA for the public purpose of redevelopment in accordance with the approved Community Redevelopment Plan for the NPF Community Redevelopment Area.

To effectuate transfer of the property, the City Commission must adopt a resolution declaring its intent to convey the property to the CRA along with the purchase price and any other terms and set a date for a public hearing not less than thirty (30) days after the adoption of the resolution. After the public hearing, a second resolution will need to be adopted confirming the first resolution and authorizing the conveyance of the property upon the terms referenced in the first resolution. The CRA Board of Commissioners by separate action will also need to accept the instruments of conveyance.

The property included in this request for conveyance consists of one lot (1) lot for commercial use in the NPF Community Redevelopment Area. The property is identified on Exhibit 2 which provides the 2017 Just Market Value of the site as provided by the Broward County Property Appraiser's Office, the appraised value as of September 7,

2016, the size and zoning of the property, the date of purchase by the City, the deed of conveyance, and the estimated costs and expenses to the City:

<u>Location</u>	<u>Address</u>	<u>Appraised Value</u>
Parcel ID 5042 04 24 0040	1504 Sistrunk Boulevard	\$60,000.00

The City Charter allows the City Commission to determine the selling price of the property to the CRA. At the CRA Board meeting of May 16, 2017, the CRA Board recommended that the CRA purchase this property for the appraised value of \$60,000.

The CRA will purchase the property in an “AS IS” condition with the CRA paying for all closing costs including but not limited to attorney’s fees, title examination and closing service fees, recording costs, title policies and survey along with expenses that may be necessary to clear any title defects that may exist on this property in order to allow end users to use them for redevelopment. A copy of the resolution declaring the City’s intent to convey the property to the CRA is attached as Exhibit 3. A copy of the appraisal report for the properties located in the Sistrunk Boulevard Area, as prepared by Callaway & Price, Inc., is attached as Exhibit 4.

Resource Impact

There is a budget impact to the CRA of \$60,000 with a budget amendment to occur when the CRA accepts the instruments of conveyance. Proceeds from the purchase of this property by the CRA will be appropriated to the City’s General Fund.

Appropriate From:

Funds available as of May 17, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
119-CRA091705-4203	Property Tax Reimbursement	Other Operating/ Redevelopment Projects	\$2,040,000	\$2,040,000	\$60,000
PURCHASE TOTAL ►					\$60,000

Appropriate to:

Funds available as of May 17, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
001-FD001-9901	General Fund	Other Sources/ CRA Business Incentives Fund	\$0.00	\$0.00	\$60,000
PURCHASE TOTAL ►					\$60,000

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – City Charter – Section 8.02

Exhibit 2 – City Owned Property to be Conveyed to the CRA

Exhibit 3 – Resolution

Exhibit 4 – Appraisal Report – Callaway & Price, Inc.

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community
Redevelopment Agency

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