



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#17-0944

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: September 6, 2017

TITLE: Motion to Approve the Purchase of Property at 1504 Sistrunk Boulevard from the City of Fort Lauderdale for Commercial Use, Acceptance of Instruments of Conveyance, and Authorization to Secure Title Company Services for the Property

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve the purchase of property from the City of Fort Lauderdale at 1504 Sistrunk Boulevard, accept the instruments of conveyance, and provide authorization to secure a contract with a title company to correct all property title issues as necessary.

Background

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose. This item involves the conveyance of a vacant parcel of land to the Fort Lauderdale CRA for the public purpose of redevelopment in accordance with the approved Community Redevelopment Plan for the Northwest Progresso Flagler-Heights (NPF) Community Redevelopment Area. The CRA By-Laws (Exhibit 1) and Community Redevelopment Plan allow the CRA to purchase property.

On June 6, 2017 the City Commission adopted Resolution 17-119 declaring its intent to convey City owned property to the CRA. A public hearing was held on July 11, 2017 to receive public input on the transfer of the property to the CRA and the City Commission approved Resolution 17-149 ratifying and approving Resolution 17-119 (Exhibit 2).

Properties included in this request for conveyance consist of a single, vacant lot at 1504 Sistrunk Boulevard for commercial use in the NPF CRA. This property is identified on Exhibit 3.

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 its appraised value of \$60,000

and provided authorization to issue a Request for Proposal (RFP) for development of the property.

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 surveys, along with expenses that may be necessary to clear any title defects that may exist on this property in order to allow end user to use it for redevelopment.

Consistency with the CRA Plan

This action is permitted by the Northwest-Progresso-Flagler Heights Community Redevelopment Plan as amended under Section 5 Community Redevelopment Program and Strategies where it states:

“From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or buildings targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district.”

Resource Impact

There is a budget impact to the CRA of \$60,000 and requires a budget amendment. This item also requires a budget amendment through the City which is on the August 22, 2017 City Commission Regular Meeting agenda.

Appropriate From:

Funds available as of July 31, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
119-CRA091705-4203	Property Tax Reimbursement FY17	Other Operating Expenses/Redevelopment Projects	\$1,850,000	\$1,850,000	\$60,000
PURCHASE TOTAL ►					\$60,000

Appropriate to:

Funds available as of July 31, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
001-FD001-	General Fund	Other Sources/ CRA	\$0.00	\$0.00	\$60,000

9901		Business Incentives Fund		
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 – CRA By-Laws

Exhibit 2 – City Commission Resolution 17-119 and Resolution 17-149

Exhibit 3 – City Owned Property to be Conveyed to the CRA

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