



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

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

DATE: May 6, 2014

TITLE: Resolution – Disposal of City-Owned Surplus Property

Recommendation

It is recommended that the City Commission adopt a resolution declaring properties owned by the City of Fort Lauderdale as being no longer needed for public use and available for purchase in accordance with Section 8.04 of the City Charter.

Background

Three properties owned by the City of Fort Lauderdale located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area are no longer needed for public use and are recommended to be sold to the general public. There is significant private sector interest in these properties that warrant disposal to support private sector investment in the area. The properties owned by the City of Fort Lauderdale are located within one of the three community redevelopment areas. It is believed that by disposing of the property to a responsive bidder it is highly probable that the end user will make a substantial investment that will increase the tax base, create new jobs and further advance the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

Please see below chart for information about the said properties:

<u>Parcel Number</u>	<u>Folio #</u>	<u>Zoning</u>	<u>Square Footage</u>	<u>Owner</u>	<u>BCPA Assessed Value</u>
14-001	5042-10-12-0540 & 5042-10-12-0550	B-2	10,515	City of Fort Lauderdale	\$73,680
14-002	5042-10-12-0520	1/2 RMM-25 1/2 B-2	7,000	City of Fort Lauderdale	\$21,750

A copy of the appraisal report is attached as **Exhibit 2**; an overview of each property from city ownership records was prepared and is attached as **Exhibit 3**. Additionally, a map identifying the properties is attached as **Exhibit 4**.

The process of selling, leasing or conveying city-owned property to private firms, persons or corporations is outlined in Section 8.04 of the City Charter. Pursuant to the Charter, in order to initiate the public disposal process for city-owned land, the City of Fort Lauderdale must first adopt a resolution declaring that the property is no longer needed for public use. Offers should be accompanied by cashier's check in an amount equal to at least 10% of the offer. A public notice in local newspapers of general circulation is required seven days after the resolution. Lastly, after a valid offer is secured, the City Commission shall adopt a resolution accepting the offer and authorizing the conveyance. A copy of Section 8.04 of the City Charter is attached as **Exhibit 5** for your information.

Based on the appraisal report, staff recommends the City Commission assign an appraised value of \$60,000 for Parcel 14-001 and an appraised value of \$40,000 for Parcel 14-002. In no event may the sale be for less than 75% of that appraised value. Furthermore, the transaction shall prohibit a use inconsistent with the redevelopment plan as further highlighted on pages 25-27 of the Northwest-Progresso-Flagler Heights Community Redevelopment Plan (2001). A copy of the highlighted pages is attached as **Exhibit 6**. The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as **Exhibit 7**. If a responsive offer is accepted a Declaration of Restrictive Covenants will be created and filed with the transaction to ensure that the development is consistent with the all applicable plans.

Offers shall be submitted to the City of Fort Lauderdale Procurement Division no later than thirty days after an advertisement has been placed in the local newspaper. The advertisement will appear no later than seven days after the City Commission has adopted a resolution to dispose of the properties.

Resource Impact

No current year budgetary impact. Upon conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale General Fund.

Strategic Connections

This project helps implement the *Northwest-Progresso-Flagler Heights CRA Five-Year Plan*. This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Business Development Cylinder of Excellence*, specifically advancing:

- **Goal 7:** Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- **Objective 1:** Define, cultivate, and attract targeted and emerging industries.
- **Strategic Initiative 1:** Evaluate and expand our existing portfolio of business attraction incentives

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

Attachments

Exhibit 1 – Property Appraiser Information on City–Owned Properties

Exhibit 2 – Property Appraisal

Exhibit 3 – Surplus Property Information

Exhibit 4 – Property Map

Exhibit 5 – Section 8.04 of the City Charter

Exhibit 6 – Northwest-Progresso-Flagler Heights CRA Redevelopment Plan (25-27)

Exhibit 7 – Purchase Contract

Exhibit 8 – Resolution

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