



May 7, 2024

IRS-Criminal Investigation
Attn: Special Agent Frank Stryker
4 Paragon Way Suite 2
Freehold, NJ 07728

Dear Agent Stryker:

On behalf of the City of Fort Lauderdale City Commission, I am writing to express our interest in purchasing the property currently in the possession of the Internal Revenue Service (IRS), located at 828 SE 4th Street, Fort Lauderdale, FL 33301-2219. After thorough consideration and assessment, we are confident that this property aligns with the city's vision for sustainable growth, community development, and the promotion of civic engagement.

We are committed to facilitating a smooth and efficient transaction process. To this end, we would like to extend an offer to purchase the property. Below are the details of our offer:

Property Address: 828 SE 4th Street, Fort Lauderdale, FL 33301-2219

Offer Price: \$3,224,590, contingent on approval by Fort Lauderdale City Commission City.

Fully Refundable Escrow Deposit: 10 percent of Purchase Price at contract execution, to be held in escrow by Buyer's Finance Department.

Inspection Period: The Buyer shall have ninety (90) days from the execution of a contract to inspect the property and complete due diligence to ascertain if the property is suitable for the Purchaser's intended use. The earnest monies shall be refundable at the end of the Inspection Period. During the Inspection Period, the Seller shall furnish items to be spelled out in the Purchase and Sale Agreement ("PSA").

Closing: Closing shall take place within Thirty (30) days after the expiration of the inspection period, or as otherwise agreed in the PSA.

Acquisition Benefits to the City:

1. Community Center: Converting the property into a community center will provide a centralized hub for residents to gather for recreational, educational, and cultural activities. This facility could host after-school programs, senior citizen activities, art classes, and community events, fostering a sense of belonging and social cohesion.
2. Park and Green Space: Transforming a portion of the property into a small park or green space will create a vital recreational area for residents to enjoy outdoor activities, such as picnics, sports, and leisurely strolls. Increasing access to green spaces promotes physical and mental well-being, enhances property values, and contributes to environmental sustainability.

CITY MANAGER'S OFFICE

100 N. ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301

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3. Civic Engagement Center: Establishing the property as a civic engagement center will provide a space for residents to participate in democratic processes, such as voter registration drives, town hall meetings, and community forums. Facilitating civic engagement strengthens democratic governance, promotes civic literacy, and empowers residents to advocate for positive change in their communities.
4. Community Gardens: Utilizing the property for community gardens may empower residents to cultivate fresh produce, promote healthy eating habits, and foster a sense of community ownership and stewardship. Community gardens also contribute to environmental sustainability, beautify neighborhoods, and provide educational opportunities for residents of all ages.

The acquisition of this property for public use aligns with the City's commitment to promoting community, economic prosperity, and social inclusion. I am also confident that repurposing this property will yield significant benefits for the residents and enhance the overall quality of life.

We are prepared to provide all necessary documentation and financial proof to support this offer. We have every intention to proceed with the purchase in a timely manner, subject to the terms and conditions mutually agreed upon by both parties. We understand the complexities involved in acquiring property from the IRS and are prepared to navigate through any legal or procedural requirements diligently.

Please consider this offer as a sincere expression of our interest in acquiring the property. I look forward to the opportunity to further discuss the details and negotiate a mutually beneficial agreement.

I am open to discussing any concerns or inquiries you may have regarding this offer and am willing to cooperate with you and any relevant authorities throughout the process.

Should you require any additional information or clarification, please do not hesitate to contact the Assistant to the City Manager – Angela Salmon at asalmon@fortlauderdale.gov or (954) 828-3442 at your convenience.

Sincerely,

Greg Chavarria
City Manager

