



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0598

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

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

DATE: June 2, 2015

TITLE: Transfer of City-Owned Property to the South Florida Regional Transportation Authority as Part of the Wave Streetcar Project Pursuant to Charter

Recommendation

It is recommended that the City Commission adopt a resolution approving the transfer of City-owned property to the South Florida Regional Transportation Authority (SFRTA) for the Wave Streetcar's Vehicle Maintenance Facility (VMF) under Section 8.02 of the City Charter.

Background

As part of the City's \$10.5 million capital contribution to the Wave Streetcar Project, land for the VMF needs to be transferred over to SFRTA, the project sponsor. Per the agreement (Exhibit 1) executed between the City and SFRTA ("City/SFRTA Agreement") on December 5, 2014, the parties committed to work cooperatively and in good faith to acquire 1801 Southwest 1st Avenue (referred to as "Site K"), a portion of which will be dedicated as the VMF. To that end, the City has entered into a Real Estate Purchase and Exchange Agreement with All Aboard Florida Operations LLC and Florida East Coast Railway LLC collectively referred to as "AAF," with an effective date of April 1, 2015, to exchange City-owned property located at 101 North Andrews Avenue (referred to as the "Helipoint site") for the AAF-owned property located at 1801 Southwest 1st Avenue.

A resolution of intent (Exhibit 2) was approved at the April 21, 2015 City Commission meeting to, upon taking ownership of Site K by transfer of title from AAF, transfer title to the SFRTA for the portion of the site proposed for the VMF (Exhibit 3). The closing date (transfer of title) will take place no later than 15-days following the National Environmental Protection Act (NEPA) approval from the Federal Transit Administration, as specified in the City/SFRTA agreement. The NEPA approval is anticipated to occur by June 1, 2015.

The terms of the Contract and the Deed of Conveyance contain a restrictive covenant restricting the use of the Property to construction and operation of a vehicle maintenance facility to support the Wave Streetcar system.

An appraisal (Exhibit 4) was conducted by The Urban Group on March 15, 2015 with an appraised valuation of \$2.075 million. A review appraisal (Exhibit 5), as required by the Federal Transit Administration, was conducted by Integra Realty Resources on May 8, 2015.

The process of selling public lands to public bodies is outlined in Section 8.02 of the City Charter (Exhibit 6). The land transfer is part of the capital contribution towards the Wave Streetcar and the FTA approved value will be applied as a credit against the City's \$10.5 million obligation. Property transfer cannot take place until such value is determined and approved.

Resource Impact

This is part of the City's \$10.5 million capital contribution towards the Wave Streetcar project.

Strategic Connections

This item is a Commission Annual Action Plan priority, included within the Management Agenda, advancing the All Aboard Florida project, the Wave Streetcar project, and the Downtown Walkability Program.

It is also a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- **Goal 1:** Be a pedestrian friendly, multi-modal City.
- **Objective 1:** Improve transportation options and reduce congestion by working with agency partners.
- **Initiative 3:** Work with partners to construct the Wave Streetcar, including the Transit-Oriented Development (TOD) ordinances and connections to airport, port, and rail stations.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan*: We are Connected.

Attachments

Exhibit 1 – City/SFRTA Agreement
Exhibit 2 – Resolution of Intent #15-81
Exhibit 3 – Legal Description
Exhibit 4 – SFRTA-Site K Appraisal
Exhibit 5 – SFRTA Site K Appraisal Review
Exhibit 6 – Section 8.02 of the City Charter
Exhibit 7 – Deed of Conveyance to SFRTA
Exhibit 8 – Resolution

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