

RESOLUTION NO. 22-03 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING INSTRUMENTS OF CONVEYANCE FROM THE CITY OF FORT LAUDERDALE FOR FIFTEEN (15) PARCELS LOCATED IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE IN APPROPRIATE DUE DILIGENCE; AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE PARCELS; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL RELATED INSTRUMENTS RELATED TO CONVEYANCE, DUE DILIGENCE AND MAINTENANCE OF THE PARCELS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fort Lauderdale Community Redevelopment Agency ("CRA"), an agency created under Chapter 163, Part III of the Florida Statutes, was created to eliminate "slum and blight" and to stimulate community redevelopment; and

WHEREAS, on March 15, 2022, the City Commission of the City of Fort Lauderdale adopted Resolution No. 22-63 providing notice of intent to convey fifteen (15) parcels to the Fort Lauderdale Community Redevelopment Agency, see Exhibit "A" attached hereto, for development of affordable housing for the target population; and

WHEREAS, Florida Statute Section 163.370(2)(c)(1) delegates power to the Fort Lauderdale Community Redevelopment Agency to acquire real property for certain proscribed purposes and to engage in community redevelopment pursuant to a duly adopted plan; and

WHEREAS, a component of the CRA's redevelopment strategy is the revitalization of its residential neighborhood by expanding and preserving housing in the CRA area through targeted infill development; and

WHEREAS, targeted infill development is intended to remove pockets of blighted and vacant land, provide for market rate, affordable and workforce housing and promote homeownership opportunities; and

WHEREAS, the CRA has identified the following sites, located within the Northwest-Progresso-Flagler Heights Community Redevelopment area, such parcels being legally described in Exhibit "B", as eligible for acquisition:

WHEREAS, the Fort Lauderdale Community Redevelopment Agency finds that acquisition of the Parcels serves a public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the CRA hereby accepts conveyance of fifteen (15) parcels described within Exhibit "B", subject to all title defects and other adverse matters and conditions that may affect the parcels. Transfer from the City of Fort Lauderdale will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

SECTION 3. That transfer of the parcels is subject to the terms and conditions set forth in City of Fort Lauderdale Resolution No. 22-63.

SECTION 4. That the Executive Director is hereby authorized to conduct such due diligence as he deems necessary and appropriate, including without limitation, examining title, securing appraisals, ordering surveys, ordering environmental assessments and such other investigations and analysis as he deems appropriate and subject to compliance with the procurement code, execute such contracts and agreements to complete such due diligence. He is further delegated authority to secure the premises by installing fences, if appropriate and engaging in other appropriate security measures. He is delegated authority to demolish existing structures, to remediate any environmental hazards and to maintain the parcels by keeping them free of debris and rubbish. He is further empowered and directed to issue an Invitation to Bid and/or Request for Proposals in accordance with Florida Statutes, Section 163. 380 to develop the sites for affordable housing. Notwithstanding, the Executive Director is not authorized to approve an award of parcels to a contractor, developer or any other party or to enter into any development agreements, it being intended that such authority is reserved unto the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency.

SECTION 5. That this Resolution shall be in full force and effect immediately upon and after its passage.

Adopted this 17th day of May, 2022.


Chair
DEAN J. TRANTALIS

ATTEST:


CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM:


General Counsel
ALAIN E. BOILEAU

Dean J. Trantalis	<u>Yea</u>
Heather Moraitis	<u>Not Present</u>
Steven Glassman	<u>Yea</u>
Robert L. McKinzie	<u>Yea</u>
Ben Sorensen	<u>Yea</u>