



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-1586

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

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

DATE: January 4, 2017

TITLE: Resolution Approving the Disposal of City-Owned Surplus Property
located on NW 13 Street and between NW 1 Avenue and North Andrews
Avenue

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale on NW 13 Street and between NW 1 Avenue and N. Andrews Avenue as being no longer needed for public use and offered for sale in accordance with Section 8.04 of the City Charter.

Background

The property located on NW 13 Street and between NW 1 Avenue and N. Andrews Avenue is no longer needed for public use and it is being recommended to be offered for sale. A property map is attached as Exhibit 1. The City acquired the property from Irvin J. Mitchell and Anna M. Evans, through a Quit-Claim Deed, on July 22, 1999. The site is approximately 4,729 square feet and is a vacant lot. Adrian Gonzalez performed an appraisal of the property and provided an "as-is" value of \$10,900 (see Exhibit 3). The resolution is structured to require the sale to be for cash and no less than one-hundred (100%) percent of the appraised value. The site is located in the Residential Single Family/Medium Density (RDS-15) District.

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 4.

The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as Exhibit 5.

Sealed bids shall be received by the City of Fort Lauderdale Procurement Division no later than 2:00 pm on February 7, 2017 after an advertisement has been placed in the local newspaper. The sealed bids must be accompanied by cash, cashier's check or certified check payable to the City in an amount equal to at least 10% of the offer. The City Commission will meet on February 21, 2017 at 6:00 PM for the purpose of awarding the winning bid. The advertisement will appear no later than seven days after the City Commission has adopted a resolution declaring the property is not needed for a public purpose and declaring that such property be offered for sale.

Resource Impact

There is no fiscal year impact associated with this item. However, the item awarding the bid will have a positive fiscal year impact. Upon conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale Affordable Housing Trust Fund.

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Internal Support Cylinder of Excellence, specifically advancing:

- Goal 12: Be a leading government organization, managing resources wisely and sustainably
- Objective 1: Ensure sound fiscal management
- Initiative 1: Achieve a structurally balanced budget through viable revenue sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Quit Claim Deed

Exhibit 3 – Appraisal

Exhibit 4 – Section 8.04 of the City Charter

Exhibit 5 – Deposit Receipt and Contract for Sale and Purchase and Addendum

Exhibit 6 – Resolution

Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager