



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0044

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

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

DATE: January 18, 2017

TITLE: Resolution Approving the Transfer of City Owned Property in the
Northwest-Progresso-Flagler Heights Community Redevelopment Area to
the Fort Lauderdale Community Redevelopment Agency

Recommendation

Staff recommends that the City approve a Resolution declaring the City's intent to convey City owned property in the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency (CRA) and setting a public hearing for February 21, 2017.

Background

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose (Exhibit 1). This item involves the conveyance of parcels of land to the Fort Lauderdale CRA for the public purpose of redevelopment in accordance with the approved Community Redevelopment Plan for the NPF Community Redevelopment Area.

To effectuate the transfer of the property from the City to the CRA, the Commission must adopt a resolution declaring its intent to convey the property to the CRA along with the purchase price and any other terms and set a date for a public hearing not less than thirty (30) days after the adoption of the resolution. After the public hearing, a second resolution will need to be adopted confirming the first resolution and authorizing the conveyance of the properties upon the terms referenced in the first resolution. The CRA Board of Commissioners by separate action will also need to accept the Instruments of Conveyance.

Properties included in this request for conveyance consists of fifty-five (55) properties for residential use throughout the NPF Community Redevelopment Area. These properties are identified on Exhibit 2, which provides the 2016 Just Market Value of each site as provided by the Broward County Property Appraiser's Office, the appraised value as of September 7, 2016, the size and zoning of the property, the date of purchase by the City, the deed of conveyance, and the estimated cost and expenses to the City related to each parcel.

The City Charter allows the City Commission to determine the selling price of the property to the CRA. At the CRA Board meeting of December 20, 2016, the CRA Board recommended that the CRA purchase these properties for \$3,000 per parcel plus the cost and expenses related to each parcel as identified on Exhibit 2.

Cost to the City for 55 parcels:	\$447,291.22
Plus \$3,000/parcel (55 x \$3,000)	<u>165,000.00</u>
TOTAL	<u>\$612,291.22</u>

The CRA will purchase the properties in an “AS IS” condition with the CRA paying for all closing costs, including but not limited to attorney’s fees, title examination and closing service fees, recording costs, title policies and survey along with expenses that may be necessary to clear any title defects that may exist on these properties in order to allow end users to use them for redevelopment. A copy of the Appraisal Reports for the properties as prepared by Calloway and Price, Inc. is attached as Exhibit 4.

Resource Impact

There is budget impact to the CRA of \$612,291.22 with a budget amendment to occur on February 21, 2017, when the CRA accepts the instruments of conveyance. Proceeds from the purchase of the properties by the CRA will be deposited into the City Affordable Housing Trust Fund.

Appropriate From:

Funds available as of January 11, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
119-CRA091705-4203	Property Tax Reimbursement	Other Operating/Redevelopment Projects	\$2,040,000.00	\$2,040,000.00	\$612,291.22
PURCHASE TOTAL ►					\$612,291.22

Appropriate to:

Funds available as of January 11, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
106-CRA060605-6504	NPF Redevelopment	Capital Outlay/Land Acquisition	\$118,000.00	\$118,000.00	\$612,291.22
PURCHASE TOTAL ►					\$612,291.22

Strategic Connections

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

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

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

Attachments:

Exhibit 1 – City Charter – Section 8.02

Exhibit 2 – City Owned Properties to be Conveyed to the CRA

Exhibit 3 – Resolution

Exhibit 4 – Appraisal Reports – Calloway and Price, Inc.

Exhibit 5 – Affordable Housing Advisory Committee Recommendation

Prepared by: Jonathan Brown, Northwest Progresso Flagler Heights CRA and
Housing & Community Development

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