



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#17-0199**

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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** March 7, 2017

**TITLE:** Motion to Approve the Purchase of Residential Property from the City of Fort Lauderdale, Acceptance of Instruments of Conveyance, and Authorization to Issue Request for Proposals for the Development of Properties

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners pass a Motion to approve the purchase of fifty-five residential properties from the City of Fort Lauderdale for a purchase price of \$612,291.22, and according to the terms and conditions of City Resolutions 17-16 and 17-XX (passed on February 21, 2017). The Motion shall further authorize the CRA to accept the instruments of conveyance, contract with a title company to order and prepare title search reports, and authorize staff to issue one or more Request for Proposals for the development of these properties.

**Background**

On January 18, 2017, the City Commission adopted Resolution 17-16 (Exhibit 2) declaring its intent to convey fifty-five (55) properties to the CRA. On February 21, 2017, the City Commission, by Resolution 17-XX, ratified and confirmed Resolution 17-16, which authorized the conveyance of City owned residential properties to the CRA for the public purpose of redevelopment in accordance with the approved Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area. The CRA By-Laws (Exhibit 1) and Community Redevelopment Plan allow the CRA to purchase property.

Properties included in this request for conveyance consists of fifty-five (55) vacant properties for residential use throughout the NPF Community Redevelopment Area. These properties are identified on Exhibit 3. 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.

City Expenses/Cost for 55 parcels: \$447,291.22

Plus \$3,000/parcel (55 x \$3,000)      165,000.00

TOTAL/CRA Purchase Price      \$612,291.22

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 convey marketable title.

Once acquired, the CRA will proceed with issuing Request for Proposals for the development of the property for infill housing.

### **Consistency with CRA Plan**

This action is permitted by the Northwest-Progresso-Flagler Heights Community Redevelopment Plan as amended under Section 5 Community Redevelopment Program and Strategies where it states:

“From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and /or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provide in Section 163.380 Florida Statutes.

The CRA may fund appraisal, conduct surveys, obtain site information, conduct contamination site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district.”

### **Next Steps for Property Disposal**

1. CRA staff to present a disposal plan and process to the NPF CRA Advisory Board (March 2017)
2. Secure companies to conduct title searches and to provide property surveys on all the lots acquired (March 2017)
3. Submit a disposal plan and process to the CRA Board for approval (April-May 2017)
4. Issue a Request for Proposal (RFP) on the first set of lots (May-June 2017)
5. Receive RFP proposals and secure recommendations from the CRA Advisory Board (June-July 2017)
6. Submit recommended proposals to the CRA Board for final approval (August 2017)

### **Resource Impact**

There is resource impact to the CRA of \$612,291.22 that requires a budget amendment. Proceeds from the purchase of the properties by the CRA will be deposited into the City

Affordable Housing Trust Fund. This item also requires a City Consolidated Budget Amendment which is on the March 7, 2017 City Commission agenda as CAM #17-0107.

Appropriate From:

Funds available as of February 28, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
119-CRA091705-4203	Property Tax Reimbursement FY17	Other Operating Expenses/Redevelopment Projects	\$2,040,000	\$2,040,000	\$612,291.22
PURCHASE TOTAL ►					\$612,291.22

Appropriate to:

Funds available as of February 28, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
001-269-000083	Affordable Housing Trust Fund	N/A	N/A	N/A	\$165,000.00
001-FD001-9901	General Fund	Other Sources/ CRA Business Incentives Fund	\$0.00	\$0.00	\$447,291.22
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*.

### **Related CAM:**

Consolidated Budget Amendment CAM #17-0107

### **Attachments:**

Exhibit 1 – CRA By-Laws

Exhibit 2 – City Commission Resolution 17-16 and Resolution 17-XX

Exhibit 3 – City Owned Property to be Conveyed to the CRA

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