



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0322

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

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

DATE: March 21, 2017

TITLE: Resolution Approving the Transfer of City Parcels 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 April 19, 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 two (2) properties for commercial use in the NPF Community Redevelopment Area. The properties are as follows:

<u>Location</u>	<u>Address</u>	<u>Appraised Value</u>
Parcel ID 5042-10-12-0550 and 5042-10-12-0540	713 & 717 NW 3rd Street	\$115,000.00

Parcel ID 5042-10-12-0520

723 NW 3rd Street

\$75,000.00

The City Charter allows the City Commission to determine the selling price of the property to the CRA. At the CRA Board meeting of February 21, 2017, the CRA Board recommended that the CRA purchase these properties for their appraised value of \$190,000 as identified on Exhibit 2.

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 \$190,000. Approval is contingent upon proposed budget amendment on May 2, 2017 when the CRA accepts the instruments of conveyance.

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	Other Operating/Redevelopment Projects	\$2,040,000	\$2,040,000	\$190,000
PURCHASE TOTAL ►					\$190,000

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-FD001-9901	General Fund	Other Sources/ CRA Business Incentives Fund	\$0.00	\$0.00	\$190,000
PURCHASE TOTAL ►					\$190,000

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.

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

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