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

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

DATE: April 4, 2017

TITLE: Resolution Approving the Disposal of City-Owned Surplus Property
                 Located at 2941 NW 19th Street

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 2941 NW 19th Street 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 at 2941 NW 19th Street 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 escheated property from Broward County, after unpaid taxes, on January 11, 2011. (See Exhibit 2 for Warranty Deed). The site is approximately 18,567 square feet with a 1,583 square foot building. The building was originally a residential property that was last used as a daycare facility. Adrian Gonzalez & Associates, P.A. performed an appraisal of the property and provided an "as-is" value of $181,000 (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 Heavy Commercial/Light Industrial Business (B-3) District, which is intended for heavy commercial business uses, wholesale, warehousing, storage operations, and establishments conducting activities of the same nature.

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. Under Charter Section 8.04 the sale shall in no event be for less than 75% of the "appraised value of the property as determined by the City Commission." 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.

Offers shall be submitted to the City of Fort Lauderdale Procurement Division no later than 2:00 pm on April 26, 2017 after an advertisement has been placed in the local newspaper. 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.

The Resolution (See Exhibit 5) provides that the City Commission will review all offers on May 16, 2017.

Resource Impact
No current year budgetary impact. Upon conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale General 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

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

Attachments
Exhibit 1 – Property Map
Exhibit 2 – Quit Claim Deed
Exhibit 3 – Appraisal
Exhibit 4 – Section 8.04 of the City Charter
Exhibit 5 – Resolution

Prepared by: Ryan Henderson, City Manager's Office

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

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