



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

**#17-0444**

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

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

**DATE:** May 16, 2017

**TITLE:** Motion to Approve the Purchase of Property from the City of Fort Lauderdale for Commercial Use, Acceptance of Instruments of Conveyance, Authorization to Contract with Title Companies, Authorization to Issue Request for Proposals for the Development of Properties, and Authorization for the CRA Executive Director to Sign Development Review Committee Applications

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**Recommendation**

It is recommended that the CRA Board of Commissioners approve by motion the purchase of two properties for commercial use from the City of Fort Lauderdale for a purchase price of \$190,000 plus closing costs and expenses, accept the instruments of conveyance, contract with a title company to correct all property title issues as necessary, authorize staff to issue Request for Proposals (RFP) for the development of these properties, and provide authorization to the CRA Executive Director to sign Development Review Committee (DRC) applications for project developers who may respond to RFP's of CRA property.

**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. 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 Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area. The CRA By-Laws (Exhibit 1) and Community Redevelopment Plan allow the CRA to purchase property.

On March 21, 2017 the City Commission adopted Resolution 17-64 declaring its intent to convey City owned properties to the CRA. A public hearing was held on April 19, 2017 to receive public input on the transfer of the property to the CRA and the City Commission approved Resolution 17-90 ratifying and approving Resolution 17-64 (Exhibit 2).

Properties included in this request for conveyance consist of two (2) vacant properties for commercial use in the NPF Community Redevelopment Area. These properties are identified on Exhibit 3.

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.

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.

The CRA will also proceed with issuing RFP’s for the development of the property. Since reviewing of development proposals under the City’s Unified Land Development Regulations (ULDR) is necessary in order to adequately score and rank proposals in an RFP process, authorization for the CRA Executive Director to sign DRC applications for project developers who may respond to Request for Proposals of CRA property is requested.

#### Consistency with the 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: “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 buildings 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 provided 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.”

#### **Resource Impact**

There is a budget impact to the CRA of \$190,000 and requires a budget amendment. This item is contingent upon a City Consolidated Budget Amendment which is being prepared for the June 2, 2017 meeting agenda.

Appropriate From:

Funds available as of May 8, 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	\$190,000
			PURCHASE TOTAL ►		\$190,000

Appropriate to:

Funds available as of May 8, 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 – CRA By-Laws

Exhibit 2 – City Commission Resolution 17-64 and Resolution 17-90

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

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Prepared by: NPF CRA Manager, Jonathan Brown, Fort Lauderdale Community Redevelopment Agency

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