



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#17-1548

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

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

DATE: January 3, 2018

TITLE: Resolution Approving the Notice of Award and Sale of City Owned Property Located at 4030 South State Road 7, Dania Beach, FL to Liberty Property Limited Partnership

Recommendation

It is recommended that the City Commission adopt a resolution approving the sale of City owned property located at 4030 South State Road 7, Dania Beach, to Liberty Property Limited Partnership in accordance with City of Fort Lauderdale Charter Section 8.04, in the amount of \$14,250,001.

Background

On August 22, 2017, the City Commission approved Resolution 17-170 (Exhibit 1) declaring that the property located at 4030 South State Road 7 in Dania Beach was no longer needed for public use and to be offered for sale. A property map is attached as Exhibit 2. The City acquired the property through eminent domain on February 3, 1984. Formerly used as composting site, the site now is currently used for CDL testing, Fort Lauderdale Police Department motor vehicle training, and as a licensed solids receiving station. The site is approximately 24 acres with a 6,129 square foot building. The building is currently used by the City's Public Works Department. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an "as-is" value of \$13,226,000 (Exhibit 3). The resolution was structured to require the sale to be for cash and no less than one-hundred percent (100%) of the appraised value. The site is zoned I-G (Industrial General) by Dania Beach.

On November 21, 2017, the City Commission approved Resolution 17-249 (Exhibit 4) establishing a new bid date award date from November 21, 2017, to January 3, 2018. The resolution also established that along with Parcel A of the 4030 South State Road 7 property, that Parcel B (wetlands) of the property would also be part of the sale. Resolution 17-249 further established that all bids were to be submitted to the City of Fort Lauderdale on December 14, 2017.

On December 14, 2017, the City of Fort Lauderdale received five bids after the City's broker on contract, Colliers, International (Colliers) conducted extensive marketing of the property (Exhibit 5). Bids were received from the following companies: Liberty Property

Limited Partnership (Exhibit 6), Bridge Acquisition, LLC (Exhibit 7), Foundry Commercial (Exhibit 8), Prologis, L.P. (Exhibit 9), and Butters Construction & Development and Cabot Properties, Inc. (Exhibit 10). Two of the bidders, Foundry Commercial and Prologis, L.P. were declared non-responsive as both submitted purchase price offers less than the minimum value of the land established by the appraisal. Prologis, L.P. also failed to submit a bid deposit check for the 10% of their offer price.

After review of the bids both by City of Fort Lauderdale staff and Colliers (Exhibit 11), the City Manager recommends that the City Commission approve the award of the bid to Liberty Property Limited Partnership and that the City move forward in executing a purchase contract (Exhibit 12).

The approval of this item by the City Commission authorizes the Mayor and City Manager to execute the purchase contract and delegates authority to the City Manager to execute all closing documents. Upon execution of the purchase contract, the mineral rights will be released by the City.

Colliers will be entitled to 4.0% commission at the time of closing. The commission is paid by the buyer.

Resource Impact

There will be an unbudgeted positive fiscal impact to the City in the amount of \$1,250,001 at the time of closing which will go to General Fund Balance. This is included on the associated consolidated budget amendment CAM 17-1136. Additionally, the Adopted FY18 Budget recognizes proceeds of the sale at \$13,000,000 and uses this revenue to fund (1) Emergency Medical Services (EMS) Station - \$3,000,000; (2) Seawall Repairs - \$8,800,000; and (3) Fort Lauderdale Aquatic Center - \$1,200,000.

<i>Funds available as of December 27, 2017</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
001-PKR100101-N413	Real Estate	Misc Revenues/ Sale of Surplus Property	\$13,840,191	\$26,769	\$1,250,001
TOTAL AMOUNT →					\$1,250,001

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 – Resolution No. 17-170

Exhibit 2 – Property Map

Exhibit 3 – Appraisal

Exhibit 4 – Resolution 17-249

Exhibit 5 – Colliers Marketing Package

Exhibit 6 – Liberty Property Limited Partnership Bid

Exhibit 7 – Bridge Acquisition, LLC Bid

Exhibit 8 – Foundry Commercial Bid

Exhibit 9 – Prologis, L.P. Bid

Exhibit 10 – Butters Construction & Development and Cabot Properties, Inc.

Exhibit 11 – Bid Comparison

Exhibit 12 – Purchase Contract and Addendum

Exhibit 13 – Resolution

Prepared by: Ryan Henderson, City Manager's Office

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