



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#18-0320

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

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

DATE: April 3, 2018

TITLE: Resolution Authorizing the Disposition of Property – 835 NW 3rd Street (Parcel ID 5042-10-12-0720) to 220145 LLC; and Authorizing the Executive Director to Execute the Purchase Contract and Any and All Other Documents or Instruments Necessary or Incidental to the Consummation of the Transaction

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners adopt a resolution authorizing the disposition of property at 835 NW 3rd Street (Parcel ID 5042-10-12-0720) to 220145 LLC; and authorize the Executive Director to execute the Purchase Contract and any and all other documents or instruments necessary or incidental to consummation of the transaction subject to review by the CRA General Counsel.

Background

On May 9, 2017, Peter Flotz, on behalf of Lansing Melbourne Group LLC, presented to the Northwest Progresso Flagler Heights (NPF) CRA Advisory Board a proposal for redevelopment of a block of properties along Sistrunk Boulevard and NW 7th Avenue. The proposed redevelopment required the assemblage of properties including a small parcel located at 502 NW 7th Terrace occupied by Anointed by Christ International Christian Center, Inc. ("Church Parcel"). In addition to purchasing the church property, Lansing Melbourne Group LLC proposes to purchase a relocation site for the church and will assist in the relocation of the church to a parcel of land owned by NPF CRA identified by postal address 835 NW 3rd Street (Parcel ID 5042-10-12-0720).

The church would like to remain within the area and the 10,355 square foot site is approximately within 1,500 feet of the existing church. The NPF CRA Advisory Board reviewed the proposal and unanimously approved the sale of the CRA property. A location map is attached as Exhibit 1 and a copy of the minutes of the May 9, 2017 NPF CRA Advisory Board are attached as Exhibit 2.

Pursuant to Section 163.380(3)(a), Florida Statutes, a notice of intent to dispose of Fort Lauderdale Community Redevelopment Agency property for the development of vacant

real property located at 835 NW 3rd Street in the Northwest Progresso Flagler Heights Community Redevelopment Area was published in the Sun-Sentinel on January 3, 2018.

The notice provided that all proposals were due at the CRA Office on or before 4:00 p.m. on February 5, 2018. A copy of the notice is attached as Exhibit 3. On February 2, 2018, a proposal from Lansing Melbourne Group, LLC on behalf of 220145 LLC was received. A copy of the proposal is attached as Exhibit 4. No other proposals were submitted. The NPF CRA Advisory Board reviewed the proposal on March 13, 2018 and unanimously recommended that the CRA Board accept the proposal and convey the 835 NW 3rd Street property for the purposes of facilitating the redevelopment of the NW 7th Terrace properties. Draft minutes of the meeting are attached as Exhibit 5.

Staff Analysis

220145 LLC ("Proposer") offers to purchase the CRA property "as is" at its appraised value of \$85,000, plus closing cost, with no inspection period with a closing date of ten days after the execution of required agreement. Staff has evaluated the proposal and finds that it meets the requirements of the solicitation as follows:

- 1) Is in the best public interest and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Redevelopment Plan; and

The NPF CRA Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project furthers the goals, objectives and policies of the NPF CRA Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, remove blight, improve the quality of life and attract sound business, commercial and mixed use development that provides job opportunities. The massive development proposed to be built by the developer cannot move forward without the purchase of the Anointed by Christ International Christian Center, Inc. property. The development team, who has over 25 years of development experience, has stated that they will submit a Development Review Committee (DRC) application and move forward with the project once the acquisition of the property occurs. The new development will have an estimated value of \$60-80 million and is estimated to create over 300 full time equivalent jobs.

- 2) Is most responsive to the redevelopment goals of the NPF CRA and in the best interest of the CRA and public; and

The proposal is the only proposal submitted and is therefore most responsive to the redevelopment goals of the NPF CRA and in the best interest of the CRA and public for the reasons stated in staff comments to number 1 above.

- 3) Demonstrates the financial capacity, legal ability, development experience, qualifications and ability best suited to carry out such proposal.

Staff has reviewed the Proposer's financial information and has determined their sufficient financial capacity to close this transaction.

- 4) Agrees to purchase the property in “As Is” condition for its appraised value of \$85,000.

The developer proposes to pay the CRA the appraised value of the property of \$85,000 plus closing costs. The property at 835 NW 3rd Street is one of the 55 properties recently purchased by the CRA from the City of Fort Lauderdale. It was purchased for \$9,620.42 (City expenses plus \$3,000). A copy of the Appraisal is attached as Exhibit 6. A copy of the Purchase Contract is attached as Exhibit 7.

Consistency with the NPF CRA Community Redevelopment Plan

Section 5.K. of the NPF CRA Community Redevelopment Plan provides that the CRA shall dispose of property to ensure that redevelopment occurs, as provided in Section 163.380, Florida Statutes.

Resource Impact

There is a positive fiscal impact to the CRA in the amount of \$85,000.

Funds available as of March 26, 2018					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
106-CRA060605-N409	NPF Redevelopment	Misc Revenues/Sale of Lots	23,870	49,312	\$85,000
TOTAL AMOUNT ►					\$85,000

Strategic Connections

This item is a *Commission Annual Action Plan* priority, included within the Policy Agenda, advancing the Northwest Progresso Flagler Heights CRA – Capital Improvements and Housing strategy.

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 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Minutes of the May 9, 2017 CRA Advisory Board
Exhibit 3 – Notice of Intent to Dispose of CRA Property at 835 NW 3 Street
Exhibit 4 – Proposal by 220145 LLC/Lansing Melbourne Group, LLC
Exhibit 5 – Draft Minutes of the March 13, 2018 CRA Advisory Board
Exhibit 6 – Appraisal of 835 NW 3 Street as of December 5, 2017
Exhibit 7 – Purchase Contract
Exhibit 8 – Resolution
Exhibit 9 – Addendum to Commercial Contract

Prepared by: Robert Wojcik, AICP, Housing and Economic Development Manager

Department Director: D'Wayne Spence, NPF CRA Manager