



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

#18-0925

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

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

DATE: September 4, 2018

TITLE: Resolution to Dispose of City-Owned Surplus Property located at 2941
NW 19 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 19 Street as being no longer needed for public use and available for purchase in accordance with Section 8.04 of the City Charter.

Background

The property located at 2941 NW 19 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 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. The property was first declared for surplus on May 5, 2015 at the appraised value of \$177,000 without any successful bidders. The property was again declared for surplus on April 4, 2017 at the appraised value of \$181,000. Children of the World Inc., was the winning bidder and intended to use the property to establish a Montessori School, but the sale was not finalized.

On July 2018, the property was reappraised by Adrian Gonzalez & Associates, P.A., and provided an "as-is" value of \$205,800 (see Exhibit 2). Considering the increase in property value and previous attempts to sale the property at no less than one-hundred (100%) percent of the appraised value without success, we recommend declaring the property for sale at no less than seventy-five (75) percent of the most current appraised value which brings the value to \$154,350.00. The site is located in the Heavy Commercial/Light Industrial Business (B-3) District; however there is a pending application for City Zoning Designation.

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.

Offers shall be submitted to the City of Fort Lauderdale City Manager's office no later than 2:00 pm on October 24, 2018 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 matter of the City commission to consider a resolution accepting the best offer for the property will be scheduled on November 6, 2018. The successful bidder will be required to execute the Purchase Contract and Addendum, which shall be attached to the Resolution awarding the property to the successful bidder.

Pursuant to the City Commission approval of the real estate brokerage contract between the City of Fort Lauderdale and Colliers International, Colliers will be responsible for the marketing of the property and review of the bids. The successful bidder/purchaser shall be required to pay a brokerage commission of 4.0% of the gross sales price as a buyer expense at the time of the closing.

Resource Impact

There will be a positive fiscal impact at a future City Commission meeting upon approval of the bid award. At the conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale Affordable Housing Trust 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 – Appraisal
Exhibit 3 – Resolution

Prepared by: Luisa Agathon, City Manager's Office

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