

RESOLUTION NO. 18-

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING THE OFFER OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) FROM 220145 LLC FOR THE PURCHASE OF PROPERTY(S) LOCATED AT 501, 505 AND 509 NW 7th TERRACE, FORT LAUDERDALE AND MORE PARTICULARLY DESCRIBED BELOW SUBJECT TO CERTAIN TERMS AND CONDITIONS SET FORTH HEREIN; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A COMMERCIAL CONTRACT AND ADDENDUM; AND FURTHER DELEGATING AUTHORITY TO EXECUTIVE DIRECTOR TO MAKE SUCH DETERMINATIONS WHICH FURTHER THE GOALS AND OBJECTIVES OF NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN AND TO EXECUTE ANY AND ALL DOCUMENTS AND INSTRUMENTS REASONABLY NECESSARY OR INCIDENTAL TO TRANSFER OF TITLE TO THE PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 15, 2018, the Fort Lauderdale Community Redevelopment Agency, issued a Notice of Intent to Dispose of real property located at 501, 505 and 509 NW 7th Terrace, Fort Lauderdale, Florida as described below, for sale to the highest and best respondent: to wit:

Legal Description(s)

Lots 21 and 22, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida

Parcel ID 5042-03-01-1720
Property Address: 501 NW 7th Terrace

Together With

Lots 23 and 24, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the

Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

Parcel ID # 5042-03-01-1730
Property Address: 505 NW 7th Terrace

Together With

Lots 25 and 26, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

Parcel ID # 5042-03-01-1750
Property Address: 509 NW 7th Terrace

(the 3 parcels are collectively referred to as the "Property")

WHEREAS, two proposals - TE Management and Nuspac Network and Lansing Melbourne Group LLC on behalf of 220145 LLC - were received on or around August 18, 2018 for the sale and purchase of the Property(s); and

WHEREAS, the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency ("CRA Board") finds that the highest and best bid came from Lansing Melbourne Group LLC on behalf of 220145 LLC ("Lansing") in the amount of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00); and

WHEREAS, the CRA Board finds that Lansing proposed use of the Property is in the best interest of the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("CRA") and the proposed use of the Property promotes or facilitates the furtherance of the goals, objectives and policies of the Northwest-Progresso-Flagler Heights Community Redevelopment Area Redevelopment Plan ("NPF Plan"); and

WHEREAS, the CRA Board finds that the proposed use of the Property by Lansing is most responsive to the redevelopment goals of the NPF Plan; and

WHEREAS, the CRA Board finds that Lansing has demonstrated that it has the financial capacity, legal ability, development experience, qualifications and ability best suited to carry out the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. Pursuant to Section 163.380(3) (a), Florida Statutes, a Notice of Intent to Dispose of Fort Lauderdale Community Redevelopment Agency Property(s) for the Development of Vacant Real Property(s) located at 501, 505 and 509 NW 7th Terrace in the Northwest-Progresso-Flagler Heights Community Redevelopment Area was published in the Sun-Sentinel on July 15th, 2018. The notice provided that all proposals were due at the CRA Office on or before 4:00 p.m. on August 16th, 2018. The CRA Board hereby ratifies and approves issuance and publication of the Notice of Intent to Dispose of Fort Lauderdale Community Redevelopment Agency Property.

SECTION 2. The Board of Commissioners of Fort Lauderdale Community Redevelopment Agency hereby accepts the offer from 220145 LLC as set forth on the proposal dated August 18th, 2018, presented by Lansing Melbourne Group LLC on behalf of 220145 LLC and authorizes the Executive Director to execute the Commercial Contract and Addendum, in substantially form attached, (hereinafter, "Contract"). Authority to impose additional conditions on transfer of the Property and make such further determinations in furtherance of the goals and objectives of NPF CRA Plan is delegated to the Executive Director or his designee. Further, the CRA Board hereby delegates authority to the Executive Director or his designee to execute any other instruments reasonably necessary or incidental to the sale and conveyance of the Property. Delivery of all instruments shall be in accordance with the terms of the Contract.

In addition to the conditions set forth in the letter dated August 18, 2018 from Lansing, closing on the Property shall be subject to the following conditions:

- A. The Purchase Price is One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00).
- B. The conveyance of the Property to Lansing shall be by Quit Claim Deed and Lansing shall bear all closing cost(s).
- C. Any and all outstanding bonds must be satisfied and discharged at closing from the proceeds of the sale of the Property and the purchase price must be sufficient to pay and discharge such bonds or obligations according to their terms.

- D. Closing shall occur simultaneously with closing with the Anointed by Christ International Christian Center, Inc. on the property located at 502 NW 7th Terrace, Fort Lauderdale, Florida.
- E. The sale of the Property shall be for cash due at closing and no purchase money mortgage will be held by the CRA.
- F. The Property shall be conveyed "As-is", including any and all title defects.
- G. Such other terms and conditions imposed by the Executive Director in the exercise of his discretion as to whether the proposed project furthers the goals and objectives of the NPF Plan.

SECTION 3. The Board of Commissioners of Fort Lauderdale Community Redevelopment Agency hereby releases its right of entry in, on or under the Property(s) as provided in F.S. Section 270.11 (2017).

SECTION 4. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by CRA officials.

SECTION 5. That this Resolution shall be in full force and effect upon final passage.

SECTION 6. That the foregoing recitals are incorporated in this Resolution.

ADOPTED this the _____ day of _____, 2018.

Chair
DEAN J. TRANTALIS

ATTEST:

CRA Secretary
JEFFREY A. MODARELLI