



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

#20-0449

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 16, 2020

TITLE: Resolution Disposing City-Owned Surplus Property located at 221 NW 6
Street, Fort Lauderdale, FL 33311 – **(Commission District 2)**

Recommendation

It is recommended that the City Commission adopt a resolution declaring the City-owned property located at 221 NW 6 Street, Fort Lauderdale, FL 33311 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 221 NW 6 Street (Folio 494234076600), located in the Progresso neighborhood bounded on the South by Northwest 6 Street, North by Northwest 7 Street and West of Northwest 2 Avenue, is no longer needed for public use and it is being recommended to be offered for sale. The site is approximately 11,765 square feet (Exhibit 1). Callaway and Price, performed an appraisal of the property and provided an “as-is” value of \$560,000 (Exhibit 2). The resolution is structured to require the sale to be for cash and for no less than one-hundred (100%) percent of the appraised value. The site is zoned NWRAC-MUe which is Northwest Regional Activity Center Mixed Use east. The proposed Resolution seeks proposals from public and private partners interested in redeveloping the site for affordable housing.

The process of selling, leasing, or conveying city-owned property to private firms, persons, or corporations is outlined in Section 8.04 of the Charter. Pursuant to the Charter, in order to initiate the public disposal process for city-owned land, the City must first adopt a resolution declaring the property as 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 Section 8.04 of the Charter, 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.

Colliers, on behalf of the City, will broadly market the property, specifically targeting affordable housing developers and will review and evaluate the sealed proposals and bring forth the top choices to the City Manager for a final recommendation. Colliers shall receive a fee in accordance with its Real Estate Brokerage and Lease Management Services

Agreement with the City. The brokerage fee will be paid by the selected proposer.

Offers shall be submitted to the City Manager's Office no later than 2:00 pm on July 24, 2020 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 August 18, 2020. 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.

Resource Impact

There is no fiscal impact associated with this item. There will be a positive fiscal impact at a future City Commission meeting upon approval of the bid award.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are United*.

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Appraisal

Exhibit 3 – Marketing Flyer

Exhibit 4 – Resolution

Prepared by: Luisa Agathon, City Manager's Office

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager