



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#21-0942

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: November 2, 2021

TITLE: Resolution Accepting of the Instruments of Conveyance for Six Commercial Properties from the City of Fort Lauderdale, Authorizing Contract with Companies for Appraisal, Title, Survey, Demolition, Site Cleanup and Related Services, Authorizing the Issuance of Request for Proposals for the Development of the Properties, and Authorizing the Executive Director to Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners pass a Resolution to accept the instruments of conveyance for six commercial properties from the City of Fort Lauderdale, contract with companies for appraisal, title, survey, demolition, site cleanup and related services, authorize the issuance of Request for Proposals for the development of the properties, and authorize the Executive Director to execute any and all related instruments and delegate authority to the Executive Director to take certain actions.

Background

On August 17, 2021, the City Commission adopted a Resolution 21-157 (Exhibit 1) declaring its intent to convey six commercially zoned properties along NW 22 Road in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) to the CRA under Section 8.02 of the City Charter and set a public hearing date of October 5, 2021. The properties consist of:

1. 660 NW 22 Road (Property ID 504205011990)
2. 708 NW 22 Road (Property ID 504205011820)
3. 712 NW 22 Road (Property ID 504205011810)
4. 716 NW 22 Road (Property ID 504205011800)
5. 744 NW 22 Road (Property ID 504205011550)
6. 761 NW 22 Road (Property ID 504205011370)

A location map and Broward County Property Appraiser Information on the properties is attached as Exhibit 2. On October 5, 2021, the City Commission adopted a Resolution

approving the conveyance of the property to the CRA (Exhibit 3).

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose. The properties are located in the Durrs neighborhood. Five (5) of the properties are vacant land and one (1) contains a surface parking lot. The City secured title to the properties between 1999 and 2019. Five (5) are tax deeds and one (1) is a foreclosure. The properties will be conveyed at no cost to the CRA in "As Is" condition. The properties are all zoned Community Business (CB) and the City secured appraisals for 660, 710, 714 and 716 NW 22 Road, which places a market value on the property of \$11/square foot, which equates to approximately \$55,000 per lot (Exhibit 4). The Broward County Property Appraiser places a Just Market Value on the six lots from \$35,030 to \$49,920 per lot. The CRA will be accepting title to the Property subject to all title defects and other adverse matters and conditions that may be affecting the property. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

The Northwest Progresso Flagler Heights CRA Advisory Board unanimously recommended approval of this item at their meeting of October 12, 2021 (Exhibit 5).

Consistency with the NPF CRA Community Redevelopment Plan

This action is permitted by the NPF CRA Plan as amended under Section 5 Community Redevelopment Program and Strategies, where it states that from time to time, the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380 Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site cleanup and conduct due diligence necessary to stimulate redevelopment in the CRA district.

Resource Impact

There will be an estimated fiscal impact to the CRA in the amount of \$41,316.

Funds available as of October 8, 2021					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
119-CRA092204-4203	Development Incentive Improvement Program FY22	Other Operating Expense/Redevelopment Projects	\$10,913,296	\$10,913,296	\$41,316
TOTAL ►					\$41,316

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive and proactive business climate to attract emerging industries
- Objective: Nurture and support existing local business

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies and encourage retention and recruitment of business and industry which provide living wage employment and increased training and competitiveness in the local workforce

Attachments

Exhibit 1 – Resolution 21-157

Exhibit 2 – Location Map and Broward County Property Appraiser Information

Exhibit 3 – Resolution 21-218

Exhibit 4 – Property Appraisal Summaries for 660, 710, 714 and 716 NW 22 Road by Vance Real Estate Service

Exhibit 5 – October 12, 2021 Northwest Progresso Flagler Heights CRA Advisory Board Draft Minutes

Exhibit 6 – Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director