

## FINANCE DEPARTMENT

## Cassandra LeMasurier, Real Property Manager

E: cassandra.lemasurier@copbfl.com | P: 954.786.4117 | F: 954.786.7836

Real Property Manager #21-019 May 10, 2021

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Approve and Authorize a Contract for Sale and

Purchase of Pompano Beach Campus from Christ Church United Methodist, Inc.

for Municipal Charter School

Please prepare a resolution for the City Commission to approve and authorize the proper City officials to execute a contract for the sale and purchase of the six (6) folios listed below from Christ Church United Methodist, Inc. ("Christ Church") for the future City of Pompano Beach Municipal Charter School. A map of the properties and the Broward County Property Appraiser ("BCPA") information is included as Exhibit 1.

Broward County Property Appraiser Folio	Address
<u>484235170130</u>	210 NE 3 ST
<u>484235170320</u>	290 NE 2 ST
<u>484235170100</u>	200 NE 4 ST
<u>484235170090</u>	NE 4 ST
<u>484235250070</u>	NE 2 AV
<u>484235250080</u>	NE 2 ST

Property owner Christ Church has obtained the necessary approvals to sell their Pompano Beach Campus located directly west of Founder's Park to the City of Pompano Beach for \$7,612,500. The City has obtained two (2) independent appraisals that range in value from \$7,250,000 to \$7,850,000. The Church has also obtained an appraisal valuing the property at \$8,100,000. The current BCPA market value is \$6,592,180.

The six (6) folios total 216,177 square feet (4.96 acres) in land area with buildings totaling 55,159 square feet and are zoned Transit Oriented within the Downtown Pompano Overlay District (TO/DPOD.) This location was selected for the Charter School due to its large land area, central location in the City and proximity to City Hall and the City's cultural and historic venues including the Cultural Center, Baily Contemporary Arts Center, Historic Ali Cultural Arts Center and the Pompano Beach Historical Society and Kester Museums and Pompano Fire Museum at Founder's Park and the Broward County public library.



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### **Exhibit 1 – Map of Christ Church Properties**





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## **Exhibit 1 - Aerial Map Legend**

	Broward County						
Property #	Property Appraiser					BCPA Value as	
on Map	Folio	Address	Lot Area	Bldg Area	Status	of 3/10/2021	Description
	404225170120						MAIN CHURCH, FORMER TAYLOR'S CLOSET TO THE
1	<u>484235170130</u>	210 NE 3 ST	131,380	54,025	CHURCH	\$5,592,400	SOUTH, HARBOUR CHURCH TO THE NORTH
	404225470220						VACANT PROPERTY EAST OF FORMER TAYLOR'S
2	484235170320	290 NE 2 ST	6,600	N/A	VACANT	\$79,200	CLOSET
	404225170100						
3	<u>484235170100</u>	200 NE 4 ST	9,332	1,134	2/1 SFR	\$139,770	1,146 SINGLE FAMILY HOME
	494225170000						VACANT LOT DIRECTLY EAST OF SINGLE FAMILY
4	484235170090	NE 4 ST	18,360	N/A	VACANT	\$55,080	НОМЕ
	484235250070						
5	404233230070	NE 2 AV	12,750	N/A	VACANT	\$159,400	VACANT LOT WITH PAVED ROAD BISECTING LOT
	484235250080						
6	.5.1255250000	NE 2 ST	37,755	N/A	VACANT	\$566,330	VACANT LOT WEST OF CHURCH

**216,177** \$6,592,180

Vacant lot square footage 75,465

Lots with structure square footage 140,712

Total Square Footage of properties 216,177

**Total Acreage of properties 4.96** 



210-217 NE 3 STREET

Site Add	ress	210-217	NE 3 STREET, PO	MPANO BE	EACH F	L 330	60		D #	4842 35	17 0130
Property	Owner		CHURCH UNITED	METHODI	ST			N	lillage	151	1
		INC						<b>↓</b>  ∪	lse	71	
Mailing A	ddress	4845 NE	25 AVE FORT LAU	JDERDALE	FL 333	808					
Abbr Leg Descripti		BLK 3 LE	ELL & SAXON ADD ESS N 10 FOR ST S 2 TO 5 BLK 6								OF
The j			ed below were se costs of sale and								de a
		* 2021 va	alues are considere	ed "working	values"	' and a	are subject	to cł	nange.		
			Prope	erty Assess	sment V	/alues	,				
Year		Land	Buildi Improve		Ju	ıst / N Valı	larket ue		Asses SOH \		Tax
2021*	\$1,	182,420	\$4,409,980 \$5,592,400					\$5,429	,100		
2020	\$1,	182,420	\$4,410,	220	\$	5,592	,640		\$4,935	5,550	
2019	\$1,	182,420	\$4,408,	780	\$	5,591	,200		\$4,486	5,870	
		202	21* Exemptions a	nd Taxable	Values	by Ta	axing Auth	ority	/		
			County	So	hool B	oard	Mu	ınici	pal	Indep	endent
Just Valu	ie		\$5,592,400		\$5,592	,400	\$5,5	592,4	100	\$5,592,400	
Portabili	y		0			0			0		0
Assesse	d/SOH		\$5,429,100		\$5,592	,400	\$5,4	129,1	100	\$5,4	429,100
Homeste	ad		0			0			0		0
Add. Hor	nestead		0			0			0		0
Wid/Vet/I	Dis		0			0			0		0
Senior			0			0			0		0
Exempt 7	empt Type 30 \$5,429,100 \$5,592,400 \$5					\$5,4	129,1	100	\$5,4	429,100	
Taxable 0 0								0		0	
		Sal	es History				La	and (	Calculat	tions	
Date	Type	Price	Book/Pa	age or CIN			Price		Facto	or	Type
						\$	9.00		131,38	30	SF
		Ì									
		Ì									

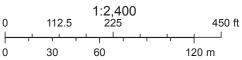
	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
15											
Υ											
54025											

Adj. Bldg. S.F. (Card, Sketch)

Eff./Act. Year Built: 1980/1970

54025







### Exhibit 1 - Parcel #2 BCPA Information

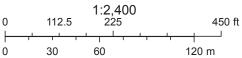
290 NE 2 STREET

Site Address	290 NE 2 STREET, POMPANO BEACH FL 33060	ID#	4842 35 17 0320
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST	Millage	1511
	INC	Use	70
Mailing Address	4845 NE 25 AVE FORT LAUDERDALE FL 33308	] ——	
Abbr Legal Description	CAMPBELL & SAXON ADD 1-125 PB LOT 1 BLK 6		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

									uired by Se				
	* 20	021 va	lues are	conside	red "worki	ng va	lues'	' and a	are subject t	o char	nge.		
				Prop	erty Asse	essme	ent \	/alues	i				
Year	Land	ı	Building / Improvement				Ju	st / Ma Value		Assessed / SOH Value		Tax	
2021*	\$79,20	0					9	79,20	0		\$65,340		
2020	\$59,40	0					\$	59,40	0	;	\$59,400		
2019	\$59,40	0					\$	59,40	0	;	\$59,400		
		202	1* Exen	nptions	and Taxab	ole Va	lues	by Ta	xing Autho	rity			
			C	ounty	S	choo	l Bo	ard	Muni	cipal	lr	ndependent	
Just Value			\$7	79,200		;	\$79,	200	\$79	,200		\$79,200	
Portability				0				0		0		(	
Assessed/S	ОН		\$6	55,340		;	\$79,	200	\$65	,340		\$65,340	
Homestead				0				0		0		0	
Add. Homes	stead			0				0		0		0	
Wid/Vet/Dis				0				0		0		0	
Senior				0				0		0		0	
Exempt Typ	<b>e</b> 30		\$6	55,340		;	\$79,	200	\$65	,340		\$65,340	
Taxable				0				0		0		(	
		Sale	es Histo	ry					Lar	nd Cal	culations		
Date	Type	Р	rice	Boo	k/Page or	CIN			Price		Factor	Type	
8/1/1977	WD	\$18	,000		7146 / 527	7		,	\$12.00		6,600	SF	
6/1/1965	WD	\$4,	200							i i		Ì	
										i i			
										╅			
									Adj. Blo	da. S.	 F.		
				S	pecial As	Sessi	men	s	<b>,</b>	. g. s.		<u> </u>	
Fire	Garb	Lig	tht	Drain	Imp	r		afe	Storm		Clean	Misc	
15	Jaib	-16	,,,,	Diaili		'		uie	Otomi		Jican	IIIISC	
Y					_	$\dashv$			<u> </u>	$\dashv$		<del> </del>	
1					+	-			-	$\dashv$		+	
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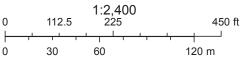
200 NE 4 STREET

Site Address	200 NE 4 STREET, POMPANO BEACH FL 33060	ID#	4842 35 17 0100
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST	Millage	1511
	INC	Use	01
Mailing Address	4845 NE 25 AVE FORT LAUDERDALE FL 33308		-
Abbr Legal Description	CAMPBELL & SAXON ADD 1-125 PB LOT 5 BLK 2		

The			ed below were se costs of sale an							ude a
	t .	* 2021 va	alues are consider	ed "working v	alues	" and a	re subject to c	hange.		
			Prope	erty Assessn	nent \	/alues				
Year	Lan	d	Building / Improvement		st / M Valu	arket e	Asses SOH		l lay	
2021*	\$28,0	00	\$114,080	\$	142,0	80	\$98,7	700		
2020	\$28,0	00	\$111,770	\$	139,7	70	\$89,7	730	\$22	20.00
2019	\$28,0	00	\$108,600	\$	136,6	00	\$81,5	580	\$22	20.00
		202	21* Exemptions a	nd Taxable V	alues	by Ta	xing Authorit	y		
			County	Scho	ool B	oard	Municip	oal	Inde	pendent
Just Valu	16		\$142,080		\$142	,080,	\$142,0	80	;	\$142,080
Portabili	ty		0			0		0		0
Assesse	d/SOH		\$98,700		\$142	,080,	\$98,7	00		\$98,700
Homeste	ad		0			0		0		0
Add. Ho	nestead		0			0		0		0
Wid/Vet/l	Dis		0			0		0		0
Senior			0			0		0		0
Exempt '	<b>Type</b> 30		\$98,700		\$142	,080,	\$98,7	00		\$98,700
Taxable			0			0		0		0
		Sal	es History				Land	Calculation	าร	
Date	Type	Price	Book/P	age or CIN			Price	Facto	r	Туре
					$\neg$		\$3.00	9,332		SF
					$\dashv$					
			1			Ac	dj. Bldg. S.F. (	Card, Sket	tch)	1146
							Units/Bed	s/Baths	-	1/2/1
						Eff./Act. Year Built: 1964/1937				
			Sr	ecial Assess	men	ts				
Fire	Garb	Lic	ght Drain	Impr	S	afe	Storm	Clean	П	Misc
15		<del> </del>		<del>                                     </del>				1	o	
R		1	1						$\neg \vdash$	
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	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
15											
R											
1											







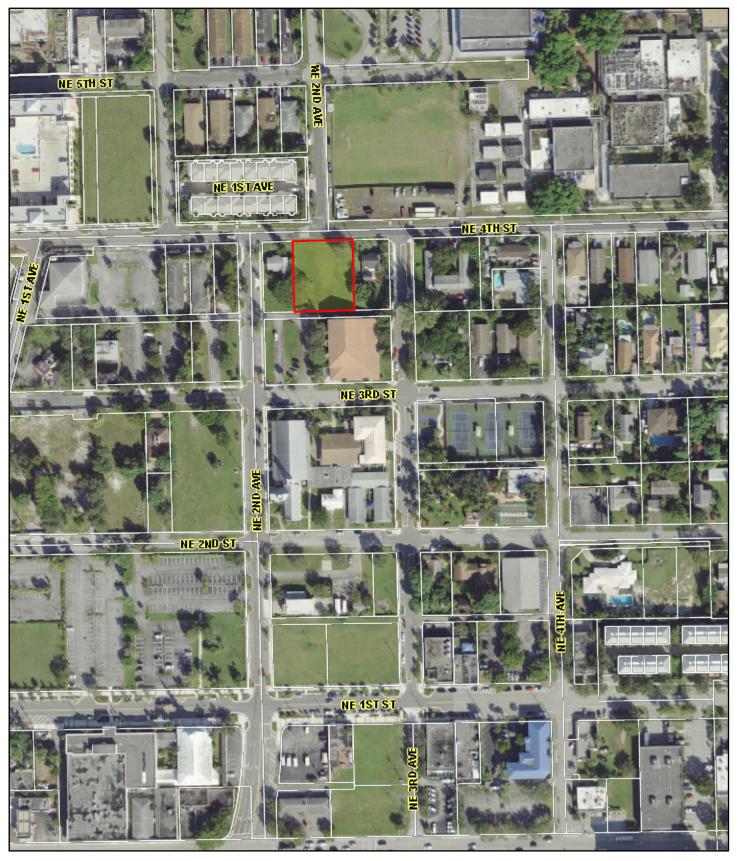
### Exhibit 1 - Parcel #4 BCPA Information

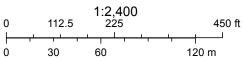
NE 4 STREET

Site Address	NE 4 STREET, POMPANO BEACH FL 33060	ID#	4842 35 17 0090
<b>Property Owner</b>	CHRIST CHURCH UNITED METHODIST	Millage	1511
	INC	Use	00
Mailing Address	4845 NE 25 AVE FORT LAUDERDALE FL 33308		
Abbr Legal Description	CAMPBELL & SAXON ADD 1-125 PB LOT 2 W1/2,3,4 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

		* 20	)21 va	lues ar	e conside	ered	l "working va	alues	" and a	are subject	to cha	inge.		
							ty Assessm							
Year		Land	ı		Buildir Improve	ıg /			st / Ma Value	arket		Assessed / SOH Value	Tax	
2021*	$\top$	\$55,08	0				i	(	55,08	0		\$55,080		
2020		\$55,08	0					5	\$55,08	0		\$55,080		
2019		\$55,08	0					9	55,08	0		\$55,080		
			202	1* Exe	mptions	and	d Taxable Va	alues	by Ta	axing Auth	ority			
				(	County		Schoo	ol Bo	ard	Mur	icipal	In	dependent	
Just Valu	е			\$	55,080			\$55,	080	\$5	5,080		\$55,080	
Portabilit	y				0				0		0		0	
Assessed	I/SOI	Н		\$	55,080			\$55,	080	\$5	5,080		\$55,080	
Homestea	ad				0				0		0		0	
Add. Hon	este	ad			0				0		0		0	
Wid/Vet/D	is				0				0		0		0	
Senior					0				0		0		0	
Exempt T	ype	30		\$	55,080			\$55,	080	\$5	55,080		\$55,080	
Taxable					0				0		0		0	
			Sale	es Histo	ory					La	and Ca	alculations		
Date		Type	Р	rice	Во	ok/F	Page or CIN			Price		Factor	Type	
9/1/1978	3	WD	\$28	,500		78	38 / 642		\$	3.00	1	8,360	SF	
5/1/1968	3	WD	\$8,	400										
					1									
									<u> </u>	Adj. B	lda S	F		
									<u> </u>	Auj. D	nag. o			
		ı		ı		Spe	cial Assess	r		T	ı		Y	
Fire	G	arb	Lig	jht	Drain		Impr	S	afe	Storn	1	Clean	Misc	
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#### Exhibit 1 - Parcel #5 BCPA Information

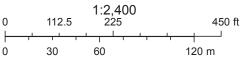
NE 2 AVENUE

Site Address	NE 2 AVENUE, POMPANO BEACH FL 33060	ID#	4842 35 25 0070
Property Owner	CHRIST CHURCH UNITED METHODIST	Millage	1511
	INC	Use	28
Mailing Address	4845 NE 25 AVE FORT LAUDERDALE FL 33308	]	
Abbr Legal Description	SMOAKS ADD TO POMPANO 5-10 PB LOTS 16 & 17 LESS S	10 FOR ST	BLK 1

The just values displayed below were set in compliance with Sec. 193.011. Fla. Stat., and include a

	,	* 2021 va	د عمدا	re considere	d "working	valu	<u>اعما</u>	and a	ra subject to	n chan				
		2021 Va	iues a						re subject to	Julian	ye.			
	1				rty Asses	smer			aulcoá I	Α.				
Year	Year Land			Building / Improvement			Just / Market Value			Assessed / SOH Value			Tax	
2021*	\$153	3,000		\$6,400			\$159,400			\$100,300				
2020	\$153	3,000	\$6,400			\$159,400			00	\$91,190				
2019	\$76	,500		\$6,400			\$82,900			\$82,900				
		202	1* Exe	emptions ar	nd Taxable	Valu	ues k	оу Та	xing Autho	rity				
				County So			Boa	ard	Muni	Independ		endent		
Just Valu	е		;	\$159,400		\$1	59,4	-00	\$159,400		\$159		59,400	
Portabilit	У			0				0		(				
Assessed	I/SOH			\$100,300	\$159,400				\$100	\$100,300				
Homestea	ad			0	0					0				
Add. Hon			0			0				0		0		
Wid/Vet/D	is		0			0				0		0		
Senior				0				0			0			
Exempt T	<b>ype</b> 30		\$100,300			\$159,400			\$100,300		\$100,3		00,300	
Taxable			0					0		0 0				
		Sale	s His	tory			<b>∐</b> L		Lar	nd Calo	ulations			
Date	Type	Price	Book/Page or CIN			<b> </b>  ∟			Price		Factor		Type	
									\$12.00	12,750			SF	
							4							
							╝							
							╝							
							Adj. Bldg. S.				F. (Card, Sketch)			
				Sp	ecial Asse	ssm	ents							
Fire	Garb	Lig	ht	Drain	Impr	Safe		fe	Storm	Clean		Misc		
15														
Υ														
1		Ti Ti												





#### Exhibit 1 - Parcel #6 BCPA Information



NE 2 STREET

Site Address NE 2 S			E 2 STREET, POMPANO BEACH FL 33060										4842 35 25 0080			
Property		CHRIST CHURCH UNITED METHODIST										1511				
INC				OF A) /F 5	Us	е	70									
Mailing Address 4845 NE 25 AVE FORT LAUDERDALE FL 33308																
Abbr Leg Description				S ADD TO POMPANO 5-10 PB LOTS 1,2,3,19,20,21 & VAC'D 14' ALLEY LYING EN SAID LOTS BLK 2												
The ju	ust val	lues dis eductio	play n fo	red belov	were set sale an	et in comp d other ad	liance justm	en	ith <mark>Se</mark> ts req	c. 193.011, uired by Se	Fla. 9 ec. 19	Stat., 03.011	and inc	clud	e a	
		* 20	21 v	alues are	consider	ed "working	y value	es"	and a	re subject t	o cha	nge.				
					Prop	erty Asses	smen	t V	/alues							
Year	Year Land			Building / Improvement			Just / Market Value			Assessed / SOH Value				Tax		
2021*		\$453,06	0		\$453,060				\$411,150							
2020		\$453,06	0		\$453,060					60	\$373,780					
2019		\$339,80	0		\$339,800						\$339,800					
			202	21* Exem	ptions a	ınd Taxable	e Valu	es	by Ta	xing Autho	ority					
					County	Sc	chool	hool Board Mun			icipal Inde			depe	ependent	
Just Valu	е			\$4	\$453,060			\$453,060 \$45			53,060			\$4	\$453,060	
Portabilit	у				0			0			0			0		
Assessed				\$411,150						\$41	11,150			\$411,150		
Homestea				0			0			0			0			
Add. Hon		d			0	0			_	0		+			0	
Wid/Vet/D	lis				0				0	0		+	0			
Senior				<b>.</b>		\$453,060				\$411,150			\$411,150			
Exempt T	ype 3	U		\$411,150 0			0			\$4 I	0			0		
Taxable																
Data	ı	Turne	ı	es History			CIN				nd Calculations			Time		
Date 10/1/1971		Type WD	<b>├</b>	Price				<b>─</b> ├			Factor			Туре		
10/1/1971		VVD	\$0	88,000		4634 / 816		\$12.00		37,755		SF				
											<u> </u>					
-								$\dashv \!\! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! $			<u> </u>					
								⊣∟								
			<u> </u>		Adj. E						Bldg. S.F.					
					S	pecial Asse	essme	ent	s							
Fire	Fire Garb		Lig	Light Dra		Impr		Safe		Storm		Clean		Misc		
15	15															
Υ																



