



City Attorney's Communication #2018-62

October 16, 2017

TO: Suzette Sible, Assistant City Manager

FROM: Fawn Powers, Assistant City Attorney

RE: Municipal acquisition of property located at 433 NW 7th Avenue via Quitclaim Deed in exchange for release of municipal liens against the property owner

Fenella Prince, a single woman, has expressed her interest in quitclaiming the above captioned vacant lot to the City in exchange for the City releasing the following liens totaling in excess of \$634,000.00 against her:

- Two Code Enforcement liens as a result of Case Nos. 14-070019 and 10-1520 in the approximate amounts of \$100,800.00 and \$488,445.00, respectively;
- Four Unsafe Structure liens as a result of Case Nos. 10-61, 11-58, 12-33, and 15-8000443 in the approximate amounts of \$271.37, \$892.49, \$428.83, and \$24,875.91 respectively; and
- Three Nuisance Abatement liens as a result of Case Nos. 11-227, 48128, and 59201 in the approximate amounts of \$1,282.02, \$272.74, and \$419.12 respectively.

By way of further background, the Broward County Property Appraiser's Office has valued this lot at \$22,520.00. A Title Search has been performed which reveals there are no other liens or encumbrances against the property. In addition, the real property taxes are current and the Office of Housing and Urban Improvement has expressed an interest in developing this and an adjacent lot also owned by the City for affordable housing purposes.

I have enclosed a Resolution should the City Commission decide to approve the aforementioned municipal acquisition. Also enclosed is a summary of the City's liens, a copy of the subject Quit Claim Deed (the original Deed was hand-delivered to the City Clerk for safekeeping) and screens from the County's website that document the Property Appraiser's assessment of the lot's value and current tax status.

Thank you for your consideration and anticipated assistance in this matter.

Fawn Powers, Assistant City Attorney