

Real Property Manager #19-001

November 27, 2018

To: Mark Berman, City Attorney

Through: Suzette Sibble, Assistant City Manager

From: Cassandra LeMasurier, Real Property Manager

Subject: Request for Resolution to Declare as Surplus and Expressing the City's Desire to Convey Eight (8) Properties to the Pompano Beach Community Redevelopment Agency (CRA)

In accordance with the City of Pompano Beach Charter Section 253 (h) please prepare a resolution for the City Commission to declare eight (8) City owned properties to be surplus and express the City's desire to convey the properties to the Pompano Beach Community Redevelopment Agency (CRA) for future development. Property owned by the City and CRA is disbursed throughout the City. Historically property has been transferred by the City and CRA to each other based upon need and future use.

When analyzing all City owned property eight (8) City owned properties were identified which would be appropriate to convey to the CRA. Four (4) properties were identified in the NW CRA which are adjacent to property already owned by the CRA and four (4) additional properties owned by the City are in the Innovation District. The acquisition costs, including liens forgiven, for the properties total \$40,957. Below is detailed information on the eight (8) City owned properties staff is requesting Commission declare surplus and convey to the CRA. A map showing the properties to be conveyed in relation to property owned by the CRA and other City owned property is included as backup.

Property #1

Folio 484235190180 aka 428 NW 4th Court is a 4,039 square foot vacant lot, zoned TO/DPOD. This is a nonconforming lot due to small lot size. The property is located directly east of two (2) folios owned by the CRA and directly west of one (1) folio owned by the CRA. The City acquired the property in 2013 as the result of a foreclosure action by the City for \$25,880 in code compliance liens. This is property #1 on the City and CRA Property Conveyances MLK Area map.

Property #2

Folio 484235240060 aka 417 NW 6th Avenue is a 7,082 square foot vacant lot, zoned TO/DPOD. The property is located in between the two (2) folios to the north owned by the CRA and the two (2) folios to the south also owned by the CRA. The City acquired the property in 2013 as the result of a foreclosure action by the City. This is property #2 on the City and CRA Property Conveyances MLK Area map.

Property #3

Folio 484235000790 aka 402 NW 7th Avenue is a 7,500 square foot vacant lot, zoned TO/DPOD. The property is located directly west of folio 484235240010 owned by the CRA. The City acquired this property in 2011 for \$100 as the result of a foreclosure action by Wachovia Bank National Association. The property's intended use was as right-of-way which is no longer needed per the DPOD Streets Regulating Plan. This is property #3 on the City and CRA Property Conveyances MLK Area map.

Property #4

Folio 484235001022 aka 205 NW 7th Terrace, #1 -4, is an 11,628 square foot vacant lot, zoned TO/DPOD. The property is located in the Innovation District being developed by the CRA and is included as one of the properties in the brokerage services contract for the development of the Innovation District. The CRA owns the folio directly north, east and west of the property. The City acquired the property in 2012 for \$2,477 as the result of a foreclosure action by Bank of America, N.A. This is property #4 on the City and CRA Property Conveyances MLK Area map.

Property #5

Folio 484235040200 aka 24 NW 9th Avenue is a 6,500 square foot vacant lot, zoned TO/DPOD. The property is located in the Innovation District being developed by the CRA and is included as one of the properties in the brokerage services contract for the development of the Innovation District. The CRA owns the folio directly north of the property and the folio directly east of the property. The City acquired the property in 2012 for \$12,100 as the result of a foreclosure action by the City. This is property #5 on the City and CRA Property Conveyances MLK Area map.

Property #6

Folio 484235200050 aka 205 NW 1st Street is a 39,206 square foot vacant lot, zoned TO/DPOD. The property is located in the Innovation District being developed by the CRA and is included as one of the properties in the brokerage services contract for the development of the Innovation District. The CRA owns the folio directly west of the property. The City acquired the property in 2003 from Broward County at no cost. This is property #6 on the City and CRA Property Conveyances MLK Area map.

Property #7

Folio 484235200051 aka 101 NW 2nd Avenue is a 12,491 square foot parcel, zoned TO/DPOD, which is right-of-way for NW 2nd Avenue that was abandoned by the City in 2010 with Ordinance 2010-29. The property is located in the Innovation District being developed by the CRA and is included as one of the properties in the brokerage services contract for the development of the Innovation District. The CRA owns the folio directly east of the property. The City acquired the property in 1974 as the result of an eminent domain action. This is property #7 on the City and CRA Property Conveyances MLK Area map.

Property #8

Folio 484235080370 aka 324 NW 2nd Avenue is a 90,090 square foot parcel, zoned TO/DPOD. The property is located directly north of the Innovation District being developed by the CRA and is referred to as the Gateway property as the “gateway” to the Innovation District. The CRA owns the folio directly east of the property, which is the second Gateway property. The property was original comprised of six (6) separate folios, five (5) of which were purchased by the CRA for \$105,000 in 2004. The City acquired the property from the CRA in 2012 at no cost. Conveyance of this property will allow for the CRA to move forward with development of the Gateway Properties as one unified site. This is property #8 on the City and CRA Property Conveyances MLK Area map.

Transfer of City owned property meets the four (4) requirements of Section 253 (h) of the Charter as stated below.

1. A transfer of the property to the other governmental agency shall provide a benefit to the City of Pompano Beach;

The CRA and its staff will serve as the development team to ensure the development of the conveyed properties to eliminate blight and return vacant properties to the tax roll.

2. That a transfer to any other party other than that governmental agency would not provide the same benefit to the people of Pompano Beach;

The CRA's primary objective is economic development and redevelopment of distressed areas, therefore, the CRA is the appropriate agency to convey the parcels to in order to insure that the City/CRA's intended use of the parcels and subsequent projects are consistent with the City/CRA's goals and objectives for the community.

3. That the compensation to be received by the City of Pompano Beach is fair and equitable;

The compensation received by the City is the development of the land for urban infill housing and commercial/mixed use development. The development of these properties by the CRA will add to the City tax base. The land is not currently on the tax roll and the CRA can expedite the development of the property. The funds expended by the City in the acquisition of all eight (8) properties was \$15,077.

4. That the governmental agency to which the land is being transferred would in any event have the power of eminent domain over said property. The procedure of public notice shall apply.

The CRA has eminent domain authority.