

MEMORANDUM

DATE: October 23, 2019

TO: Gregory Harrison, City Manager

THROUGH: Mark Berman, City Attorney
Miriam Carrillo, Director

FROM: Vincent Wooten, Program Compliance Manager 

RE: **Agenda Item - Vacant Dr. Martin Luther King Jr. Boulevard (Renteria)**
Approval of Contract for Sale and Purchase Contract

This resolution approves and authorizes the proper City officials to execute a contract for Sale and Purchase between Jose Renteria, Maria Renteria and the City of Pompano Beach for the purchase of the vacant property located South of Dr. Martin Luther King, Jr. Boulevard with a purchase price of \$400,000 for the approximately 1.1949 acre (52,052 Sq. Ft.) property. The property is generally located South of Dr. Martin Luther King Jr. Boulevard, East of Powerline Road, North of NW 9th Street and West of NW 18th Avenue more specifically identified as folio number 4842-34-27-0014 (RENTERIA INC PLAT 166-33 B N 346.74 OF W 150 OF PARCEL A) Pompano Beach Florida 33066.

In order to implement Strategic Planning initiatives and GO Bond sourced objectives, the Office of Housing and Urban Improvement has partnered with other City team management members and tasked with the site selection for a Senior Activity Center envisioned to handle increased demand for senior programs in the Northwest section of City. Site selection criteria included, but not limited to, location and vacant land of approximately 5 acres. This has limited our options; however, we have narrowed our search down to the approximately 4.5 acre site listed for sale located at 2000 Dr. Martin Luther King Jr. Boulevard.

On February 26, 2019 the City Commission of the City of Pompano Beach, Florida approved Resolution Number 2019-122 thereby authorizing the proper City Official to execute a contract for Sale and Purchase between Raul Quintana and the City of Pompano Beach to Purchase the property located at 2000 Dr. Martin Luther King Jr. Boulevard consisting of approximately 4.5 acre property for 2.1 Million, or \$10 per sq. ft.. During the transaction a title search uncovered that Jose and Maria Renteria owned a portion of the property (the subject approximately 52,052 square foot vacant property - portion of the Soccer Field). Due to the different ownership the City proceeded to finalize acquiring the remaining 3.5 acre site for a proportionate sq. ft. share of the original purchase price, or \$1,650,000 (\$450,000 less than the original contract price) as the design for the Senior Center project was

unaffected by the site size and configuration. On August 6, 2019 (the Settlement Date), the City closed on the approximately 3.5 acre property with a purchase price of 1,650,000.

As the subject property was always envisioned in our planning initiatives, City staff continued to negotiate a contract to acquire the remaining approximately 52,052 sq. ft. (Portion of the Soccer Field) parcel. OHUI staff procured an updated appraisal from Jorge Luis Canellas which resulted in an Opinion of Market Value of \$365,000 as of September 28, 2019 or 10% below Purchase Price identified in the Seller Signed Agreement for Sale and Purchase.

The G.O. Bond sourced projects includes a budget of \$8,000,000 for the acquisition of the land and construction in connection with a Senior Center. An aerial showing the location of the proposed Senior Citizens Center will be included. OHUI staff has since negotiated with the property owner(s) Jose Renteria and Maria Renteria who ultimately agreed to sell the property to the City of Pompano Beach at 10% above an updated appraised value of \$400,000.

Staff believes the acquisition is essential to carrying out Strategic Planning Initiatives and recommends approval of the Resolution. Please present the attached Resolution and Agreement to the City Commission on November 12, 2019 for consideration and approval.

Thank you.

Attachments: Resolution
 Seller Executed Agreement
 Appraisal
 Survey
 Environmental Phase I Report