



Memorandum

DATE: January 23, 2020

TO: Pompano Beach CRA Board

FROM: Nguyen Tran, CRA Director

THRU: Gregory P. Harrison, CRA Executive Director

RE: Acceptance of Conveyance of 608 Dr. Martin Luther King Jr. Boulevard

CRA BOARD OF COMMISSIONERS

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Item:

Staff is seeking acceptance of conveyance of the property located at 608 Dr. Martin Luther King Jr. Boulevard (MLK Boulevard) further identified as Broward County Property Appraiser (BCPA) Folio 4842 35 22 0070. The property is a 3,003 square foot vacant lot located in the Innovation District on the south side of MLK Boulevard directly west of Snappers restaurant and east of Folio 4842 35 21 0060 owned by the CRA with a BCPA market value of \$22,500.00. The property is non-conforming with respect to lot size and is considered unbuildable.

Background:

The property owner 7th Calvary Corporation has executed the attached warranty deed to convey the property to the CRA as a condition of the settlement agreement and release of liens approved by the City of Pompano Beach (City) City Commission with Resolution 2020-77.

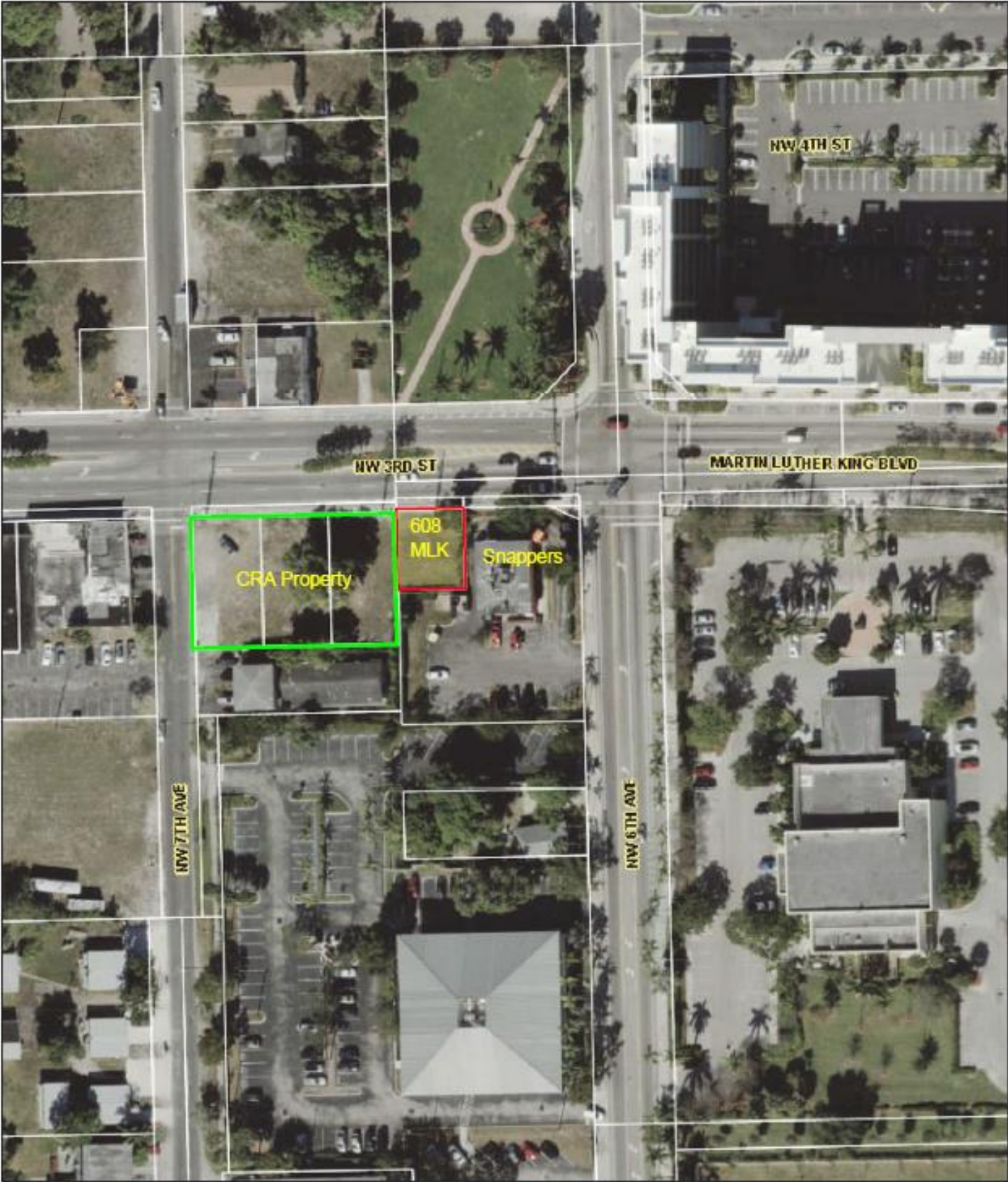
7th Calvary Corporation purchased the property in 2010 at Broward County Tax Deed Auction for \$5,500 and failed to maintain the property resulting in numerous nuisance abatement and code compliance liens. The City filed legal action to foreclose due to municipal liens exceeding \$690,000.00 May 2019. The terms of the settlement agreement require the City take action to dismiss Case No. 19-010778 to foreclose on the property and release ten (10) nuisance abatement liens and four (4) code compliance liens which total \$691,087.38 as of November 12, 2019. City Attorney Communication 2019-1219 included in the backup further details the property history and settlement terms.

All encumbrances recorded against the property have been resolved other than taxes owed to the County which totals \$9,142.84 (balance through January 31, 2020). The property is scheduled to be sold at public auction by Broward County February 19, 2020 due to the unpaid taxes. By accepting conveyance of the property for future development the CRA will be eliminating the cycle of blight this property has been in for over a decade.

The Northwest CRA Advisory Committee reviewed the Acceptance of Conveyance at their meeting of January 6, 2020. A motion to deny was not seconded and a motion to approve was not seconded; therefore, no recommendation was made for this item.

Recommendation:

CRA Staff recommends the Acceptance of Conveyance of 608 Dr. Martin Luther King Jr. Blvd.



December 12, 2019

