

REQUESTED COMMISSION ACTION:

X Consent Ordinance X Resolution Consideration/ Discussion Presentation

SHORT TITLE A resolution of the City Commission of the City of Pompano Beach, Florida, accepting conveyance of real property from the Pompano Beach Community Redevelopment Agency to the City of Pompano Beach.

Summary of Purpose and Why:

The Pompano Beach Community Redevelopment Agency (CRA) is the owner of properties that are located at 731 Hammondville Road and at Lot 11, Raywood Park. The CRA has determined that these properties should be conveyed to the City of Pompano Beach by means of a quit claim deed. The City recognizes the market value of the transfer equal to \$413,640 as established by the Broward County Property Appraiser. The City shall use its offices to insure that the CRA is justly compensated for the value of the transfer by either payment, directly or indirectly, of leases or by increased value of the taxable value of the property over time in the form of a tax increment. The City will endeavor to consider the leaseback to the CRA for a period of not less than 50 years through the disposition process that follows the intent of the City Charter.

- (1) Origin of request for this action: The Pompano Beach Community Redevelopment Agency
(2) Primary staff contact: Louis Friend, Construction Project Manager ext 7769
(3) Expiration of contract, if applicable: N/A
(4) Fiscal impact and source of funding:

The market value of the transfer equal to \$413,640 as established by the Broward County Property Appraiser in 2011. The City shall use its offices to insure that the CRA is justly compensated for the value of the transfer by either payment, directly or indirectly, of leases or by increased value of the taxable value of the property over time in the form of tax increment.

Table with 4 columns: DEPARTMENTAL COORDINATION, DATE, DEPARTMENTAL RECOMMENDATION, DEPARTMENTAL HEAD SIGNATURE. Rows include CRA, CAO, and Finance with handwritten dates and signatures.

X City Manager

Handwritten signature of the City Manager.

ACTION TAKEN BY COMMISSION:

Table with 4 columns: Ordinance/Workshop, Resolution, Consideration, Results. Rows include 1st Reading and 2nd Reading.



MEMORANDUM

To: City Commission of the City of Pompano Beach, Florida

Thru: Kim Briesemeister, CRA Co-Executive Director
Chris Brown, CRA Co-Executive Director

From: Louis Friend, CRA Construction Project Manager

Date: October 24, 2011

Subject: Transfer of CRA-Owned Property (731 Hammondville Road & Lot 11, Raywood Park) to the City of Pompano Beach

Issue

The CRA's redevelopment for the site collectively known as "731 Hammondville Road" requires the unification two properties under a single ownership. The CRA Board has adopted Resolution No 2012-08, to transfer the CRA-owned properties that are located at 731 Hammondville Road and at Lot 11, Raywood Park to the City of Pompano Beach, by means of quit-claim deed (Attachment "A"). The resolution included herein is for the City Commission to accept the transfer.

Recommendation

The CRA staff recommends that the Resolution be approved.

Background

Pompano Beach's Charter limits the ability of the City to transfer land to its own agency, the CRA, for redevelopment purposes. The following sequence of events is proposed to facilitate the planned development for the purpose of redevelopment of blighted areas: 1) The Pompano Beach CRA (CRA) will convey its property to the City of Pompano Beach (City); 2) The City will establish a unity-of-title for all associated properties; 3) The City will lease the properties under unity-of- title to CRA for a 50 year term; 4) The CRA will build and own the vertical improvements on the leased property; and 5) The CRA will sublet the building to individual tenants.

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ACCEPTING CONVEYANCE OF REAL PROPERTY FROM THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pompano Beach Community Redevelopment Agency is willing to convey to the City of Pompano Beach certain real property via Quit Claim Deed; and

WHEREAS, the City Commission has determined that the best interests of the public will be served by accepting and acquiring the rights being conveyed by the Deed; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach accepts the conveyances of real property from the Pompano Beach Community Redevelopment Agency dated October 19, 2011, a copy of which is attached hereto and incorporated by reference as if set forth in full.

SECTION 2. That it is the determination of the City Commission of the City of Pompano Beach, Florida, that the acquisition of the aforesaid property is for a public purpose, to-wit: redevelopment of blighted areas.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2011.

LAMAR FISHER, MAYOR

ATTEST:

MARY L. CHAMBERS, CITY CLERK

RESOLUTION NO. 2012-08

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE CONVEYANCE OF REAL PROPERTY FROM THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pompano Beach Community Redevelopment Agency is the owner of certain property located 731 Hammondville Road, Pompano Beach, Florida; and

WHEREAS, the Pompano Beach Community Redevelopment Agency has determined that said property should be conveyed to the City of Pompano Beach; and

WHEREAS, the City recognizes the market value of the transfer equal to \$413,640 as established by the Broward County Property Appraiser in 2011; and

WHEREAS, the City shall use its offices to insure that the CRA is justly compensated for the value of the transfer by either payment, directly or indirectly, of leases or by increased value of the taxable value of the property over time in the form of tax increment; and

WHEREAS, the City will endeavor to consider the leaseback to the CRA for a period of not less than 50 years through a process of disposition that follows the intent of the City Charter; now, therefore,

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY:

ATTACHMENT "A"

SECTION 1. That the real property described in the attached Quit Claim Deed is to be conveyed to the City of Pompano Beach.

SECTION 2. That the proper officials are hereby authorized to execute the attached deed.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 18th day of October, 2011.



LAMAR FISHER, CHAIRPERSON

ATTEST:



MARGARET GALLAGHER, SECRETARY

/jrm
10/18/11
l:reso/cra/2012-08

ATTACHMENT "A"

This Instrument Prepared By:
Gordon B. Linn, City Attorney
City of Pompano Beach
P. O. Box 2083
Pompano Beach, Florida 33061

QUIT CLAIM DEED

Executed this 19th day of October, 2012, by

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, whose post office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "Party of the First Part," to

CITY OF POMPANO BEACH, a municipal corporation of the County of Broward, State of Florida, whose post office address is 100 W. Atlantic Boulevard, P. O. Box 2083, Pompano Beach, Florida 33061, referred to as "Party of the Second Part."

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FOLIO NOS. 8235-00-0840 and 8235-28-0310

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

ATTACHMENT "A"

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Chester Wadka
Elin C

BY: [Signature]
LAMAR FISHER, CHAIRMAN

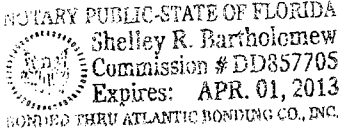
ATTEST: [Signature]
MARGARET GALLAGHER, SECRETARY

DATED: October 17, 2011

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of October, 2011 by LAMAR FISHER, as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

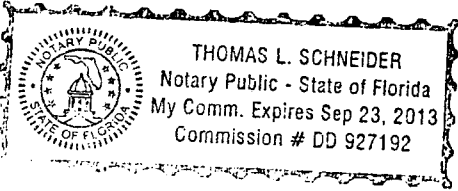
Shelley R. Bartholomew
(Name of Acknowledger Typed, Printed or Stamped)

#DD857705
Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of October, 2011 by MARGARET GALLAGHER as Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

THOMAS L. SCHNEIDER
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192
Commission Number

/jrm
10/12/11
l:realest/2012-30

ATTACHMENT "A"

Exhibit "A"

THE WEST 43.92 FEET TO THE EAST 193.92 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.92 FEET OF THE EAST 193.92 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET, AND EXCEPTING THEREFROM THE WEST 50 FEET, AND

ATTACHMENT "A"

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EXCEPTING THEREFROM THE NORTH 126.5 FEET, AND FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET, AND FURTHER EXCEPTING THEREFROM THE WEST 50 FEET;

AND

THE WEST 50 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; EXCEPTING THEREFROM THE SOUTH 160 FEET;

AND

LOT 11, LESS THE WEST 5 FEET, IN BLOCK 2 OF RAYWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PROPERTY ALSO DESCRIBED AS:

THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; EXCEPTING THEREFROM THE EAST 150 FEET THEREOF AND THE SOUTH 160 FEET OF THE WEST 50 FEET THEREOF, FURTHER EXCEPTING THE PORTIONS THEREOF SOUTH OF HAMMONDVILLE ROAD AS SHOWN ON SURVEY PREPARED BY JOHN O. BRENDLA, REGISTERED LAND SURVEYOR, DATED DECEMBER 4, 1957; AND LOT 11 LESS THE WEST 5 FEET THEREOF, IN BLOCK 2 OF RAYWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ATTACHMENT "A"

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