



## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

|  |   |           |   |                            |                  |                             |
|--|---|-----------|---|----------------------------|------------------|-----------------------------|
| <b>Meeting Date:</b>   | April 22, 2019                          |           | <b>Item Type:</b><br>(Enter X in box)               | <b>Resolution</b><br><br>x | <b>Ordinance</b> | <b>Other</b>                |
| <b>Fiscal Impact:</b><br>(Enter X in box)  | <b>Yes</b>                              | <b>No</b> | <b>Ordinance Reading:</b><br>(Enter X in box)       | <b>1st Reading</b>         |                  | <b>2nd Reading</b>          |
|  | x                                       |           | <b>Public Hearing:</b><br>(Enter X in box)          | <b>Yes</b>                 | <b>No</b><br>X   | <b>Yes</b><br><br><b>No</b> |
| <b>Funding Source:</b>   | 5910-561000-16305                       |           | <b>Advertising Requirement:</b><br>(Enter X in box) | <b>Yes</b>                 |                  | <b>No</b><br>X              |
| <b>Account Balance:</b>  | \$600,087                               |           | <b>RFP/RFQ/Bid Number:</b>                          | N/A                        |                  |                             |
| <b>Contract/P.O. Required:</b><br>(Enter X in box)   | <b>Yes</b>                              | <b>No</b> | <b>Project Number :</b>                             | N/A                        |                  |                             |
| <b>Strategic Priority:</b><br>(Enter X in box)<br><b>Capital Improvements</b><br>Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/><br>Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/><br><br><b>Promote Projects with Large-Scale Impacts</b><br>Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/><br>Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/><br><br><b>Priority Area:</b><br>North West Quadrant <input type="checkbox"/><br>FEC Corridor <input type="checkbox"/><br>Southwest Quadrant <input type="checkbox"/><br>Northeast Quadrant <input type="checkbox"/><br>Southeast Quadrant <input type="checkbox"/> |   |           |   |                            |                  |                             |
| <b>Sponsor Name:</b>   | Dr. Jeremy Earle,<br>Executive Director |           | <b>Department:</b>                                  | HBCRA                      |                  |                             |

**Short Title:**

**A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 711 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FOR THE PURCHASE PRICE OF \$36,420 PLUS CLOSING COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACT AND ADDENDUM AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**Staff Summary:**

**Background:**

The mission of the Hallandale Beach CRA (HBCRA) is to promote economic development and enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation. To that end, the HBCRA offers residential programs that assist in the redevelopment of the HBCRA in order to eliminate the slum and blighted conditions, thus improving the attractiveness and quality of life for our existing and future residents of the City of Hallandale Beach.

Since 2013 the HBCRA has completed 19 Infill, single family, affordable homes for eligible buyers in the city. In an effort to continue this successful initiative to provide additional affordable housing opportunities for area residents, Staff is pursuing acquisitions of additional parcels for the development of residential units and promote mixed use development on a more rapid and larger scale.

**Current Situation:**

The property located at 711 Foster Road (5,397 SF) presents an opportunity for enhancement of the redevelopment efforts taking place along the Foster Road

Corridor. The proposed acquisition will allow for the construction of more neighborhood scaled retail and commercial developments in the area.

CRA Staff has communicated with the Todd Poole the owner of 711 Foster Road and he has agreed to sell the property for the Broward County `s 2019 assessed value of \$ 36,430. A sales and purchase agreement has been signed by the seller and the HBCRA contingent upon Board approval.

If approved by the Board, the closing of the property is estimated to take approximately 45 days. During this time period Staff will complete the due diligence items (survey and environmental studies). It is important to highlight that the subject property is in an area where the HBCRA has constructed; or is in the process of constructing other development such as Foster Park, Foster Condominiums and Foster Park Plaza.



**Recommendation:**

Due to the potential to provide retail and commercial development along Foster Road, as requested by residents of the NW area, Staff has concluded that the purchase of this property will allow the HBCRA to continue its efforts to redevelop the area and provide new commercial and retail opportunities the Foster Road corridor.

Staff recommends the Board of Directors to authorize the HBCRA Executive Director to purchase the real property located at 711 Foster Road, Hallandale Beach, FL 33009 for \$36,420 plus closing costs; and to execute all necessary documents related to the purchase of the same real property.

**Fiscal Impact:**

The fiscal impact of 711 Foster Road including closing costs is estimated at **\$36,420**. It should be noted that the properties will be removed from the tax roll for a brief period when the redevelopment occurs.

**Why Action is Necessary:**

According to Florida Statute 163.370(2)(c)(1), the HBCRA is authorized to purchase property; and according to the 2012 HBCRA Implementation Plan, Programmatic Goal R refers to Land Acquisition, Development and Related Activities. HBCRA's goal is to acquire properties to eliminate slum and blight and enable redevelopment. Pursuant to this goal, HBCRA will implement the full spectrum of land acquisition and demolition, including the purchase of developed and/or vacant properties for purposes of affordable housing, economic development, assemblage and sale, the actual development/redevelopment of properties, environmental assessments and/or remediation of contaminated properties.

According to Administrative Policy No. 2027.011, Policy and Procedures Related to Real Estate Acquisition, Disposition and Lease by the Hallandale Beach Community Redevelopment Agency, all acquisitions of real property for a purchase price in excess of \$25,000 (either individually or in the aggregate) shall require the approval of the HBCRA Board of Directors.

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| <b>Attachment(s):</b> |
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Exhibit 1 – Resolution  
Exhibit 2 – 711 Foster Rd. Contract  
Exhibit 3- 711 Foster Rd. BCPA Report

*Lovern Parks*

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Prepared By: Lovern Parks, Residential Program Manager



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Reviewed By: Jeremy Earle, Ph.D., AICP, FRA-RA, Executive Director/ Assistant  
City Manager