



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	June 17, 2019		Item Type: (Enter X in box)	Resolution x	Ordinance	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading
	x		Public Hearing: (Enter X in box)	Yes	No	Yes No
Funding Source:	5910-561000		Advertising Requirement: (Enter X in box)	Yes		No
						X
Account Balance:	\$435,085		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number :	16305		
	X					
Strategic Priority: (Enter X in box) Capital Improvements Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/> Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/> Promote Projects with Large-Scale Impacts Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/> Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/> Priority Area: North West Quadrant <input checked="" type="checkbox"/> FEC Corridor <input type="checkbox"/> Southwest Quadrant <input type="checkbox"/> Northeast Quadrant <input type="checkbox"/> Southeast Quadrant <input type="checkbox"/>						
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:	HBCRA		

Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF THE REAL PROPERTIES LOCATED AT 538 N.W. 6TH AVENUE FOR A PURCHASE PRICE IS \$50,000 PLUS CLOSING COSTS; 617 N.W. 4TH AVENUE FOR A PURCHASE PRICE OF \$66,000 PLUS CLOSING COSTS; 712 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AND 716 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACTS AND ADDENDA FOR THE PROPERTIES AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTIES; 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 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 nineteen (19) Infill, single family, affordable homes for eligible buyers in the city. In an effort to continue this successful initiative to provide additional affordable and workforce housing opportunities for residents, Staff is pursuing acquisitions of several parcels for the development of residential housing units and promotion of commercial and mixed-use developments on a larger scale.

Current Situation:

The properties slated for acquisition are in several strategic redevelopment areas, including Foster Road and are adjacent to one or more of the nineteen (19) completed infill homes. The following are the properties for acquisition:

1. 538 NW 6 Avenue (4,032 SF) – Folio# 5142-21-15-0290 – Proposed purchase price is \$50,000 (Appraised value - \$44,500).
2. 617 NW 4 Avenue (6,000 SF) – Folio# 5141-21-15-0040 - Proposed purchase price is \$66,000 (Appraised value - \$72,000).
3. 712 Foster Road (8,028 SF) – Folio# 5142-21-27-0160 - Proposed purchase price is \$100,000 (Appraised value – \$80,000).
4. 716 Foster Road (6,917 SF) – Folio# 5142-21-27-0170 - Proposed purchase price is \$100,000 (Appraised value – \$70,000).

The properties located at 538 NW 6th Avenue and 617 NW 4th Avenue are in close proximity to other projects that the HBCRA has completed. These projects include the “infill houses” and the City's first modular home. The acquisition of these properties will not only allow the HBCRA to continue providing affordable and workforce single family and multi-unit houses, but it will also allow the HBCRA to transform blighted areas into a vibrant community.

The HBCRA is continuing its efforts to beautify the neighborhood with the Neighborhood Improvement Program (NIP) and the newly Enhanced Paint Program (EPP). The construction of brand-new homes coupled with the NIP and EPP will further assist the HBCRA in achieving its goal of eliminating slum and blighted conditions in the community.

The acquisition of the Foster Road properties presents an opportunity for enhancement of the redevelopment efforts (Foster Park Plaza and Hallandale Commons) 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.

Sales and Purchase agreements have been signed by the sellers and the HBCRA contingent upon the HBCRA Board of Director's approval. Additionally, the HBCRA has just released a request for proposal (RFP) seeking proposals from qualified contractors to provide turn-key solutions for residential affordable

housing. The compiled list of qualified firms will allow the HBCRA to provide housing units in an expeditious manner.

If approved by the Board, the closing of the properties is estimated to take approximately 45 to 50 days. During this time, Staff will complete the due diligence items (survey and environmental studies).

Recommendation:

Due to the potential to provide retail and commercial development along Foster Road and additional affordable housing units, as requested by residents of the NW area, Staff has concluded that the purchase of these property will allow the HBCRA to continue its efforts to redevelop the area and provide new commercial and retail opportunities along the Foster Road corridor. Additionally, the HBCRA intends to construct affordable housing units in close proximity to other infill affordable housing.

Staff recommends that the Board of Directors authorize the HBCRA Executive Director to purchase the real properties located at 712 and 716 Foster Road, 617 NW 4th Avenue, and 538 NW 6th Avenue, Hallandale Beach, FL 33009 for \$316,000 plus closing costs; and to execute all necessary documents related to the purchase of the same real property.

Fiscal Impact:

The fiscal impact of purchasing all the properties listed above is \$316,000 plus closing costs. It should be noted that the properties will be removed from the tax roll while redevelopment projects and programs are in progress.

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.

Attachment(s):

- Exhibit 1 – Resolution
- Exhibit 2 – 538 NW 6 Ave. Sales & Purchase Agreement
- Exhibit 3 – 617 NW 4 Ave. Sales & Purchase Agreement
- Exhibit 4 – 712 Foster Rd. Abrona Sales & Purchase Agreement
- Exhibit 5 – 716 Foster Rd. Tarpon Sales & Purchase Agreement
- Exhibit 6 – 538 NW 6 Ave. BCPA Report
- Exhibit 7 – 617 NW 4 Ave. BCPA Report
- Exhibit 8 – 712 Foster Rd. Abrona BCPA Report
- Exhibit 9 – 716 Foster Rd. Tarpon BCPA Report
- Exhibit 10 – 538 NW 6 Ave. Appraisal
- Exhibit 11 – 617 NW 4 Ave. Appraisal
- Exhibit 12 – 712 Foster Rd. Abrona Appraisal
- Exhibit 13 – 716 Foster Rd. Tarpon Appraisal
- Exhibit 14 – Land Acquisition Policy