



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
12/18/2019	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	Click or tap to enter a date.	Click or tap to enter a date.
		Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
		Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
		Quasi Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
N/A	N/A	N/A	N/A	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Greg Chavarria, City Manager	City Manager's Office	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: Click or tap to enter a date. Estimated End Date: Click or tap to enter a date.				

### SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO TRANSFER TITLE TO THE PROPERTY LOCATED AT 610 NW 6<sup>TH</sup> AVENUE, HALLANDALE BEACH, FLORIDA (FOLIO NUMBER 5142 21 15 0270) TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA); FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE A QUIT CLAIM DEED; AND PROVIDING FOR AN EFFECTIVE DATE.

### STAFF SUMMARY:

#### Background:

On February 28, 2006, the City of Hallandale Beach (COHB) purchased the property located at 610 NW 6<sup>th</sup> Avenue (Folio Number 5142 21 15 0270) from Teddy Strachan and Rashad Weston for \$100,000 utilizing Hallandale Beach Community Redevelopment Agency (HBCRA) funds. As was the practice at that time the COHB and the HBCRA did not have separate bank accounts, and as a result, the check to purchase the property came from the COHB. The Warranty Deed for the property was also recorded in the name of the COHB. The property was acquired under the HBCRA Economic Incentives Program but has remained vacant since purchased. An appraisal was conducted on the property, by New River Appraisal, P.A. on August 19, 2019, which lists a current value of \$49,000. The HBCRA recently purchased an adjacent property, 538 NW 6<sup>th</sup> Avenue, for the purpose of affordable housing and/or economic development opportunities. The HBCRA is requesting the COHB convey the property located at 610 NW 6<sup>th</sup> Avenue to the HBCRA.

**Current Situation:**

The HBCRA currently owns the property located at 538 NW 6<sup>th</sup> Avenue. The property is not large enough to build a single-family home. The HBCRA would need to acquire 610 NW 6<sup>th</sup> Avenue in order to assemble a large enough lot to provide two affordable housing units, provide economic development opportunities such as a mixed used development, or space for a community garden. The HBCRA is requesting that the COHB convey the property located at 610 NW 6<sup>th</sup> Avenue to the HBCRA for the purpose of affordable housing, economic development or community gardens in accordance with the directives of the CRA Redevelopment Plan.

**Why Action is Necessary:**

Pursuant to Code Section 20-16 (2) Purchase and Conveyance of Real Property. The City Manager, with the concurrence of the City Attorney, is authorized to convey parcels of real property for the purposes of affordable housing development. Conveyances can be accomplished by the following:

Collaborating with the HBCRA through their established administrative policies and procedures for an affordable housing program; and the City Manager may use waivers of the city's zoning and land development code to achieve the laudable goals of affordable housing, encourage capital and economic investment, and to stimulate affordable housing throughout the city, in combination with such conditions imposed on the appropriate property, including vacation of easements, alleys, rights-of-way and any other conveyance or reduction of the city's interest in real property.

Transferring the property to the HBCRA would be in the best interests of the COHB, and it will reduce the City's financial obligations, maintenance responsibilities, and liability exposure, while at the same time returning the properties to the tax rolls through private ownership. Pursuant Section 20-16 (a) Purchase and Conveyance of Real Property, the City Manager shall be authorized to sign documents necessary to purchase and convey real property, as authorized by a City Commission resolution in accordance with procedures set forth by the standard operating procedures.

**Cost Benefit:**

This is a transfer of deed so there will be no fiscal impact to the City. The proposed transaction may bring long term cost benefits as it will promote affordable housing and provide additional ad-valorem revenue (long term), through private ownership

**PROPOSED ACTION:**

Staff recommends the City Commission to authorize the City Manager to transfer, by Quit-Claim Deed, the property located at 610 NW 6<sup>th</sup> Avenue (Folio Number 5142 21 15 0270) to Hallandale Beach Community Redevelopment Agency.

**ATTACHMENT(S):**

- Exhibit 1 – Resolution
- Exhibit 2 – BCPA Report and Deed
- Exhibit 3 – Appraisal
- Exhibit 4 – Copy of Check for 610 NW 6 Ave Purchase
- Exhibit 5 – Quit-Claim Deed