

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: February 20, 2018

Agenda Item 5

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

SHORT TITLE OR MOTION: A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$15,000.00 FOR PROPERTY LOCATED AT 409 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$15,000.00 for property located at 409 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to numerous CRA-owned properties and located within the core of the Downtown Pompano Overlay District, an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Jordan Pace Ext. 7835
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: Up to \$15,000.00 CRA Account: 150-19-10-539-65-09

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER

- CRA Executive Director
- CRA Attorney
- Finance Director


Claudia M. McKenna
A. Jean-Pierre

ACTION PREVIOUSLY TAKEN BY CRA BOARD:

Resolution	Consideration	Other:
Results: _____	Results: _____	Results: _____
_____	_____	_____
_____	_____	_____



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
Fax: (954) 786-7836

MEMORANDUM

Date: February 20, 2018

To: Community Redevelopment Agency Board

From: Jordan Pace, Esq.

Thru: Kim Briesemeister, Co-Executive Director
Christopher Brown, Co-Executive Director

Subject: Bid Authorization Up to \$15,000.00 for Tax Deed Auction of 409 NW 7 Avenue,
Pompano Beach, FL 33060

Issue:

Staff is seeking CRA Board authorization to bid up to \$15,000.00 for property located at 409 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector.

Recommendation:

CRA recommends approval of the Resolution.

Background:

Over 20 years ago, the Pompano Beach Community Redevelopment Agency (CRA) initiated the planning and development of a new downtown located within an approximately 180-acre area located within the Northwest CRA. To make this plan come to fruition, the CRA began acquiring property located within this geographic area to create an assemblage of properties that will eventually be sold to private developers. Additionally, zoning and land use regulations were passed to create the Downtown Pompano Transit Overlay District (DPTOD).

While the CRA has acquired some property within this area, not all property has been made available for purchase. However, after receiving notice from the Broward County Records, Taxes and Treasury Division / Tax Deed Section of impending tax deed auctions for other properties in the area, Staff reviewed all properties coming up for tax deed auction for the February 21, 2018, auction. During this search, Staff came across a property located at 409 NW 7 Avenue, Pompano Beach, Florida 33060 that although is not directly adjacent to CRA or City-owned property, is within a parcel of several CRA and City-owned parcels. Additionally, this property is located within the core of the DPTOD.

Acquiring this property, which has a Just/Market value of \$14,450.00 and an Assessed value of \$11,640.00, would allow the CRA to further its goal of acquiring an assemblage of property within the



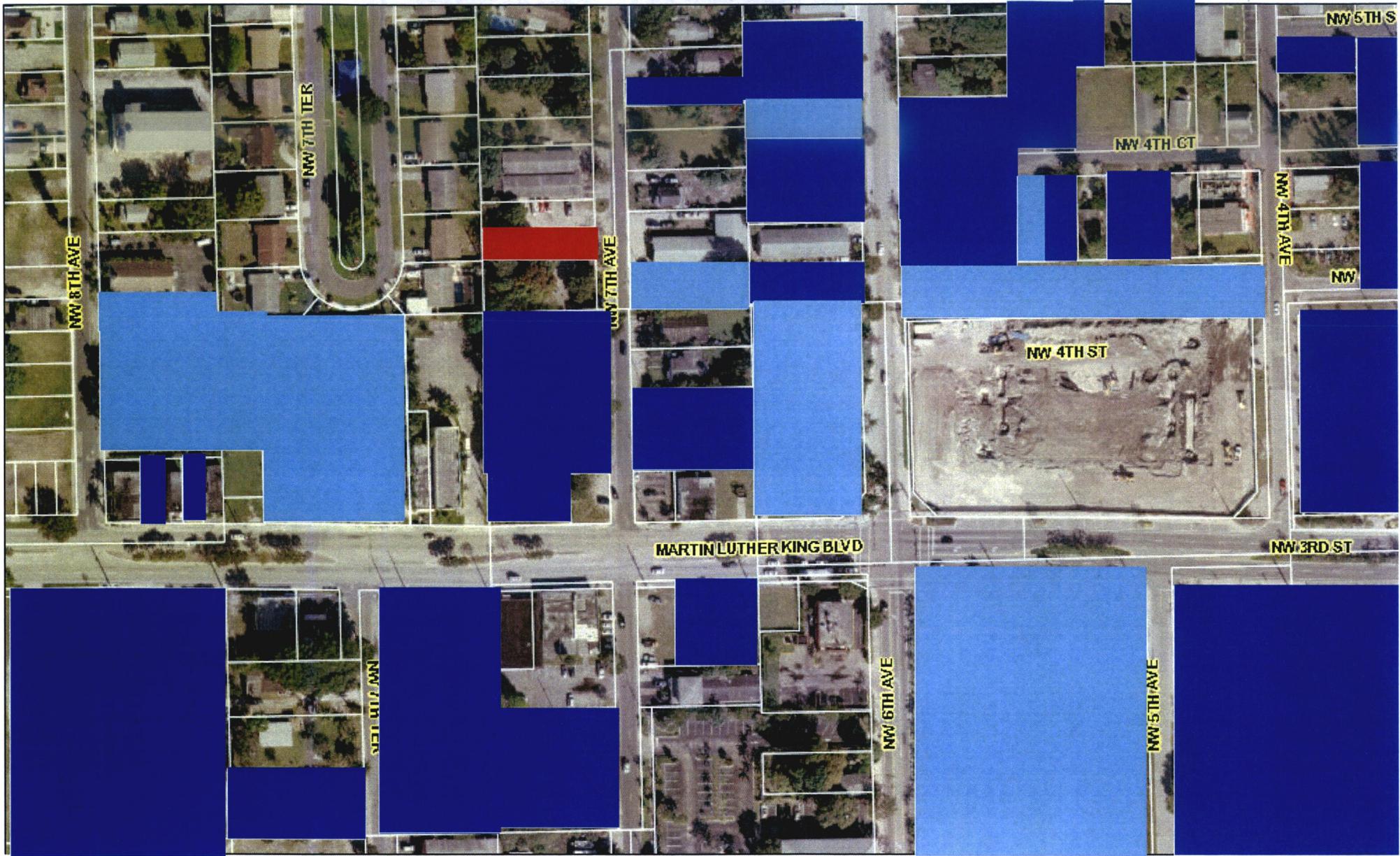
P. O. Drawer 1300
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DPTOD to attract potential real estate developers. The CRA is seeking authorization to bid up to \$15,000.00 for the property as it may sell for greater than the aforementioned Just/Market and Assessed values.

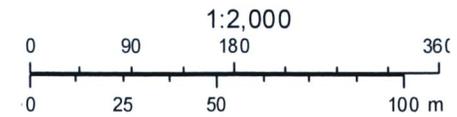
Property Id:

**Please see map disclaimer



February 15, 2018

	- 409 NW 7 Ave.
	- CRA
	- City of Pompano Beach



POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$15,000.00 FOR PROPERTY LOCATED AT 409 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR.

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The proper officials are authorized to bid up to \$15,000.00 for property located at 409 NW 7 Avenue, Pompano Beach, Florida 33060, which is being sold at tax deed auction by the Broward County Tax Deed Collector.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of February, 2018.

LAMAR FISHER, CHAIRPERSON

ATTEST:

CATHY TRENKLE, SECRETARY



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	409 NW 7 AVENUE, POMPANO BEACH FL 33060	ID #	4842 35 39 0130
Property Owner	BLUE,WANDA EST % DAVID BLUE	Millage	1512
Mailing Address	3000 MIDLAND AVE SYRACUSE NY 13205-1943	Use	00

Abbreviated Legal Description	TUXEDO PARK 18-19 B LOT 17
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$14,450		\$14,450	\$11,640	
2017	\$14,450		\$14,450	\$10,590	\$236.39
2016	\$9,630		\$9,630	\$9,630	\$195.10

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$14,450	\$14,450	\$14,450	\$14,450
Portability	0	0	0	0
Assessed/SOH	\$11,640	\$14,450	\$11,640	\$11,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$11,640	\$14,450	\$11,640	\$11,640

Sales History			
Date	Type	Price	Book/Page or CIN
6/1/1983	QCD	\$2,000	10928 / 27

Land Calculations		
Price	Factor	Type
\$3.00	4,816	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								



Before you can bid in a sale, you **must** make a deposit. **All deposits must be submitted online via an electronic debit (ACH deposit).** Click the My Payments link after logging in and Submit Deposit. **The deadline to submit your deposit is by 5:00 PM EST on the Thursday before the auction.**

Once the auction ends, follow the steps in the Bidding Summary in order to complete the sale.

View Auction

2/21/2018 Tax Deed Sale

2/21/2018

100 properties offered for public sale

Items	
Items	Count
Advertised	122
Canceled	22
Available for Sale	100

Bidding starts at 9:00:00 AM EST on 2/21/2018					
	Tax Deed #	Opening Bid	Best Bid	Close(EST)	Status
<input type="checkbox"/>	38666	\$4,041.69	-	11:42 AM	Upcoming
<input type="checkbox"/>	38667	\$8,002.26	-	11:43 AM	Upcoming
<input type="checkbox"/>	38669	\$21,249.35	-	11:44 AM	Upcoming
<input type="checkbox"/>	38671	\$5,507.81	-	-	Canceled
			Removed		
<input type="checkbox"/>	38672	\$4,252.39	-	11:45 AM	Upcoming
<input type="checkbox"/>	38675	\$6,132.69	-	11:46 AM	Upcoming
<input type="checkbox"/>	38679	\$2,509.52	-	11:47 AM	Upcoming
	Parcel #:	484235-39-0130			
	Tax Certificate #:	4084			
	Legal:	TUXEDO PARK 18-19 B LOT 17			
	Situs Address:	409 NW 7 AVE			
	Homestead:	No			
	Assessed / SOH Value:	\$10,590.00			
	Applicant:	5T WEALTH PARTNERS LP			
	Links:	GIS Parcel Map			
<input type="checkbox"/>	38682	\$4,485.67	-	-	Canceled
			Removed		
<input type="checkbox"/>	38683	\$4,984.37	-	-	Canceled
			Removed		
<input type="checkbox"/>	38684	\$4,367.21	-	-	Canceled
			Removed		
<input type="checkbox"/>	38687	\$3,401.94	-	11:48 AM	Upcoming
<input type="checkbox"/>	38689	\$2,988.12	-	11:49 AM	Upcoming
<input type="checkbox"/>	38691	\$6,162.37	-	11:50 AM	Upcoming
<input type="checkbox"/>	38698	\$11,558.78	-	11:51 AM	Upcoming
<input type="checkbox"/>	38701	\$3,130.99	-	11:52 AM	Upcoming
<input type="checkbox"/>	38703	\$4,222.15	-	11:53 AM	Upcoming
<input type="checkbox"/>	38704	\$6,346.65	-	11:54 AM	Upcoming
<input type="checkbox"/>	38705	\$11,166.83	-	11:55 AM	Upcoming
<input type="checkbox"/>	38706	\$8,405.93	-	11:56 AM	Upcoming
<input type="checkbox"/>	38708	\$7,098.15	-	11:57 AM	Upcoming
<input type="checkbox"/>	38710	\$36,333.74	-	11:58 AM	Upcoming
<input type="checkbox"/>	38712	\$12,364.68	-	11:59 AM	Upcoming
<input type="checkbox"/>	38720	\$8,084.53	-	12:00 PM	Upcoming
<input type="checkbox"/>	38723	\$15,281.41	-	12:01 PM	Upcoming
<input type="checkbox"/>	38728	\$4,470.95	-	-	Canceled
			Removed		
Opening Bid amount is subject to change without notice due to additional delinquent taxes and subsequently issued tax certificates.					
« Prev. Page 3 of 5 Next »					

You must log in to download the Auction List

Please direct questions regarding the website or bidding procedures to the [Auction Administrator](#).
You may also call Customer Support at 877-274-9320 from 8:00am to 5:00pm Eastern Time (Mon.-Fri.).

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U.S. Patent Nos. [6,161,099](#), [7,523,063](#), and patents pending.