

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A QUITCLAIM DEED TO THE ENTRUST GROUP INC. FBO ZVI RAFILOVICH ROTH IRA #7230011768 FOR THE SALE OF A CITY OWNED VACANT COMMERCIAL LOT, PARCEL ID NO. 514204010050, AS SURPLUS PROPERTY FOR \$21,500.00, SAID LOT LOCATED AT 2221 SHERIDAN STREET.

WHEREAS, the Director of Real Estate had identified four (4) City owned vacant lots for classification as surplus property to be sold "AS IS" with conveyance by Quit Claim Deed; and

WHEREAS, Parcel ID No. 514204010050 (Liberia 1-34 B Lot 6 Blk 1) consists of an approximately 40' x 83' vacant commercial lot at 2221 Sheridan Street that was acquired from the County by quitclaim deed in 1998 after it had escheated to the County in 1997 for unpaid taxes; and

WHEREAS, City Charter Section 13.01, Sale of City-owned real property, states in Section (a) that any property which the city proposes to sell or otherwise dispose of must be appraised by one (1) independent, qualified appraiser. However, property which is listed by the Broward County Property Appraiser as having a value of not more than twenty-five thousand dollars (\$25,000.00) may be sold or disposed of without an appraisal. If the appraiser values the property in excess of two hundred fifty thousand dollars (\$250,000.00), a second independent appraisal is required and if the two appraisals differ by more than 25%, a third independent appraisal is required; and

WHEREAS, based on a BCPA 2015 market value of \$26,910.00, one appraisal was required, which was obtained from the appraisal firm of L. B. Slater & Company, who provided an estimated market value of \$27,000.00; and

WHEREAS, the Director of Real Estate requested that Procurement Services issue an informal sealed bid for the sale of four (4) surplus City properties including the subject parcel; and

WHEREAS, on February 6, 2015, Invitation to Bid Number S-204 for the Sale of Surplus Property was electronically advertised via BidSync in accordance with the City's Purchasing Ordinance, Section 38.42(A); and

WHEREAS, subject property was advertised for sale with signage posted on-site; and

WHEREAS, Invitation to Bid Number S-204 was opened at 3:00 P.M. on February 27, 2015 and resulted in written bids from three (3) bidders for Parcel ID No. 514204010050 as follows:

Zvi Rafilovich, Hollywood, FL	\$21,500.00	
Michael Joshua, Miami Gardens, FL	\$ 2,000.00	
Sheryl White, Miramar FL	\$ 100.00	; and

WHEREAS, the successful bidder must provide payment within forty-five (45) days following approval by the City Commission and is responsible for all closing costs, including, but not necessarily limited to, recording fees with payment in the form of a Cashier's Check, Official Check, or U.S. Postal Money Order at a closing to be held at a time and location selected by the City; and

WHEREAS, it is the sole responsibility of the successful bidder to claim the land parcel and make payment of the bid amount and all fees prescribed herein and the City assumes no liability for such claim; and

WHEREAS, pursuant to Section 13.01. (b) and (c) of the City Charter, given that the subject sale is less than \$250,000.00 and not beach, beachfront, park, or other recreational facility, the property may be sold upon a simple majority vote of the City Commission; and

WHEREAS, given that a sale will return the property to the tax rolls and reduce the City's ongoing maintenance costs, the Director of Community and Economic Development and the Director of Procurement Services recommend that the City Commission approve and authorize the execution, by the appropriate City Officials, of a Quitclaim Deed for the sale of Parcel ID No. 514204010050 to the Entrust Group Inc. FBO Zvi Rafilovich ROTH IRA #7230011768 of Hollywood, Florida in the amount of \$21,500.00;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves and authorizes the appropriate City Officials to execute a Quitclaim Deed conveying all rights, title and interest of the City of Hollywood in and to said property to the Entrust Group Inc. FBO Zvi Rafilovich ROTH IRA #7230011768 of Hollywood, Florida for the sale price of \$21,500.00, in a form acceptable to the City Manager and approved as to form and legality by the City Attorney.

RESOLUTION AUTHORIZING THE SALE OF A CITY OWNED VACANT
COMMERCIAL LOT, PARCEL ID NO. 514204010050, TO THE ENTRUST GROUP
INC. FBO ZVI RAFILOVICH ROTH IRA #7230011768

Section 2: That it hereby authorizes the acceptance of the sales
proceeds and directs that this revenue be deposited in the Surplus Property Revenue
Account Number 01.1200.00000.364.00220.

Section 3: That this Resolution shall be in full force and effect
immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2015.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY