



Legislation Details (With Text)

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Title: CONTRACT APPROVAL AND SALE OF 113 NORTH "C" STREET - FORMER BLOUNT SCHOOL PROPERTY

Sponsors: Ashton J. Hayward, III, Jewel Cannada-Wynn

Indexes:

Code sections:

Attachments: 1. ParsCO, LLC - Purchase and Sale Agreement

Date	Ver.	Action By	Action	Result
12/14/2017	1	City Council	Approved	Pass
12/11/2017	1	Agenda Conference	Placed on Regular Agenda	Pass

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

CONTRACT APPROVAL AND SALE OF 113 NORTH "C" STREET - FORMER BLOUNT SCHOOL PROPERTY

RECOMMENDATION:

That City Council approve the contract between ParsCo and the City of Pensacola for sale and development agreement of the property located at 113 North "C" Street (Parcel ID number 00-0S-00-9080-001-018). Further that City Council authorize the Mayor to take all actions necessary to execute any subsequent documents relating to the sale and development of these parcels. Finally, that City Council allocate 100 percent of the proceeds, after costs associated with the final transaction, to the Housing Initiatives Fund.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On September 20, 2011, the City acquired and subsequently demolished, the Former Blount School building for the purpose of developing infill housing, utilizing Community Development Block Grant (CDBG) funds. The property is 2.65 acres and zoned R-1A for medium density residential land use. The intent is to provide the property for infill development of workforce housing through programs delivered by the City of Pensacola Housing Department Programs. Redevelopment of this property will include single family detached, market based housing with a park-like amenity and enhanced storm water infrastructure. Design of the homes will be

developed to fit the character of the neighborhood, enhance the housing product and provide for increased private sector reinvestment. Specifics for this zoning and land use are cited in the Land Development Code Section 12.2.4. The negotiated Development Agreement will include design stipulations and criteria to meet these goals.

The City subsequently issued a Request for Proposals (RFP) #17-021 for the sale and redevelopment of the former Blount School property. On June 8, 2017 Council authorized the Mayor to negotiate and execute a contract and development agreement with ParsCo, LLC, with the stipulation that the green space for a common area be omitted.

The Mayor has negotiated the attached Contract and recommends approval and sale of the subject property.

PRIOR ACTION:

September 8, 2011 - City Council approved acquisition of the property located at 113 North “C” Street

March 22, 2012 - City Council approved the Interlocal Agreement with Escambia County providing for the assisted demolition/clearance of the Old Blount School property.

June 14, 2012 - City Council approved the award of bid for the demolition of the former Blount Middle School.

January 12, 2017 - City Council declared as surplus the property located at 113 North “C” Street and authorized the Mayor to dispose of the property through a Request for Proposals.

June 8, 2017 - City Council authorized the Mayor to negotiate and execute a contract and development agreement with ParsCo, LLC.

FUNDING:

N/A

FINANCIAL IMPACT:

The purchase price of the land is \$208,000, payable as a deposit of \$15,000, a purchase money note in the principal amount of \$48,000 secured by a first priority purchase money mortgage for the city incentive lots. The remaining balance of \$145,000 subject to adjustment by the closing costs prorations. The “City Incentive Lots” note and mortgage shall be upon the terms and conditions set forth in Section 4 of the contract as partial or wholly forgivable to the buyer per the terms of the City Housing Division income qualifications.

CITY ATTORNEY REVIEW: Yes

12/1/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Keith Wilkins, Assistant City Administrator

ATTACHMENTS:

- 1) ParsCo, LLC - Purchase and Sale Agreement

PRESENTATION: No