



Legislation Details (With Text)

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Title: DISPOSITION OF REAL PROPERTY - PORTION OF 711 NORTH HAYNE STREET

Sponsors: Grover C. Robinson, IV

Indexes:

Code sections:

Attachments: 1. Council Action Approving Surplus - 11-12-2020, 2. Aerial and Parcel Info - 711 N Hayne St, 3. Appraisal, 4. Survey

Date	Ver.	Action By	Action	Result
2/25/2021	1	City Council	Approved	Pass
2/22/2021	1	Agenda Conference	Placed on Regular Agenda	Pass

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

DISPOSITION OF REAL PROPERTY - PORTION OF 711 NORTH HAYNE STREET

RECOMMENDATION:

That City Council approve the disposition of the northern portion of the real property currently addressed as 711 North Hayne Street (Parcel Reference No. 000S009020012140) via sale in the amount of \$40,278 plus coverage of closing costs to Emerald Coast Utility Authority (ECUA), which staff has determined to be a fair offer. Further, that City Council authorize the Mayor to take all necessary actions to execute any deeds, contracts, or subsequent related documents for the disposition of this property. Finally, that City Council authorize that all net proceeds from the property's sale are placed in the Housing Initiatives Fund.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The subject parcel in its entirety is approximately 0.5952 acres and is located at the corner of East Cervantes and North Hayne Streets. The property lies directly north of the Pensacola Police Department main building and directly east of the I-110 overpass. The portion that ECUA is interested in purchasing is the northern portion adjacent to their elevated water tank, or East Tank. ECUA currently owns two parcels within that block and is conducting major maintenance and painting

of the East Tank, with additional space needed for materials and equipment. This purchase would eliminate construction or other easements that may be necessary for the tank work.

City staff and ECUA met in mid-August 2020 to discuss and develop a plan to satisfy both parties' needs if the parcel's relevant portion were declared surplus. It was determined that the City's needs could be met by the issuance of an easement along the eastern section of the portion that ECUA is interested in purchasing. City Council approved the surplus and disposition via direct negotiation with ECUA on November 12, 2020. Per Council policy at the time, notices were mailed to property owners within the subject property's 300-ft radius on February 6, 2021.

An appraisal for the property was obtained, and a survey delineating the northern portion with necessary easements was prepared in December 2020. The appraisal as prepared was based on an estimate of 0.25 acres, and the appraised value of the relevant portion with easements was \$53,000. The survey determined that 0.19 acres was the actual acreage needed, so the offer based on the appraised value was adjusted accordingly.

PRIOR ACTION:

November 12, 2020 - City Council approved the real property's surplus and disposition via direct negotiation.

FUNDING:

N/A

FINANCIAL IMPACT:

All net proceeds will be placed in the Housing Initiatives Fund.

CITY ATTORNEY REVIEW: Yes

2/5/2021

STAFF CONTACT:

Keith Wilkins, City Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) Council Action Approving Surplus - 11-12-2020
- 2) Aerial and Parcel Info - 711 N Hayne St
- 3) Appraisal
- 4) Survey

PRESENTATION: No