



Memorandum

File #: 17-00280

Community Redevelopment Agency

5/8/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

APPROVAL OF LOT PURCHASE WITHIN THE EASTSIDE URBAN INFILL & REDEVELOPMENT AREA FOR CHAPPIE JAMES MUSEUM AND FLIGHT ACADEMY PARKING

RECOMMENDATION:

That the CRA approve the purchase of 1700 Dr. Martin Luther King, Jr. Drive (Parcel #000S009020001101) within the Eastside Urban Infill & Redevelopment Area for Chappie James Museum and Flight Academy parking at the agreed upon purchase price of \$55,000 plus survey and closing expenses. Further that the CRA Chairperson be authorized to execute all documents necessary for transfer.

SUMMARY:

The Chappie James birth site, located within the Eastside Urban Infill and Redevelopment Area, is listed on the National Register of Historic Places and was donated to the City of Pensacola by the James family. Two local non-profit entities, the Chappie James Museum Board and the Chappie James Flight Academy, propose to utilize the property for a museum and flight academy. Construction to renovate the original structure for the museum with add-on space for the flight academy are expected to be completed by Fall 2017.

Construction of stormwater innovations at the site, including a dry pond and bio swales, significantly reduced the total space available at the site for parking for museum visitors. The need to acquire additional property to maximize parking, and to accommodate buses, in support of the Museum and Flight Academy was identified and supported. The CRA adopted and the City Council approved an additional \$440,000 in appropriations for this effort.

Staff entered into direct negotiations with the owner of a property within one half block of the Chappie James site, at 1700 Dr. Martin Luther King, Jr. Drive. The property owner has accepted a proposed purchase offer of \$55,000. A 2014 appraisal of the site conducted by Charles G. Sherrill Appraiser, on the CRA's behalf, valued the property at \$50,000. The proposed purchase price is ten percent (10%) above the site's 2014 value. The seller has accepted this offer. Terms of the sale include the City paying for a property survey and related closing costs.

PRIOR ACTION:

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

October 27, 2005 - City Council amended, readopted and reapproved the Urban Infill & Redevelopment Plan incorporating therein the Eastside Neighborhood Plan.

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the Chappie James Project program element.

September 12, 2016 - CRA Board approved a supplemental budget resolution transferring \$440,000 from the CRA's proceeds of the sale of 16 S. Palafox Street to the City's General Fund as outlined in the November 20, 2008 Interlocal Agreement transferring the property to the CRA.

September 15, 2016 - City Council approved a loan from the City's Insurance Retention Fund of up to \$500,000 to the CRA Eastside Tax Increment Financing District subject to CRA award of a contract for the construction of the Chappie James Museum & Flight Academy Project.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City's General Fund to the Community Redevelopment Agency's (CRA's) Eastside Tax Increment Financing District, specifically for the Chappie James Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City's General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

February 9, 2017 - CRA approved up to \$440,000 from the General Fund transfer for the Chappie James Museum & Flight Academy Project with any remaining balance to be returned to the General fund for affordable housing.

March 9, 2017 - City Council approved a supplemental budget resolution appropriating \$440,000 from principal payment to additional parking for the Chappie James Museum & Flight Academy Project.

FUNDING:

Budget: \$440,000

Actual:	\$ 55,000	Purchase Price (Appraised Value \$50,000)
	<u>5,000</u>	Estimated Survey & Closing Costs
	\$ <u>60,000</u>	

FINANCIAL IMPACT:

Funding in the amount of \$440,000 has been appropriated in the Eastside TIF Fund for additional parking for

the Chappie James Museum Flight Academy Project.

CITY ATTORNEY REVIEW: Yes

5/3/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Purchase Contract
- 2) Parcel Map
- 3) Appraisal Report

PRESENTATION: No