



Memorandum

File #: 17-00282

Community Redevelopment Agency

5/8/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

AMENDMENT OF THE DOWNTOWN PARKING MANAGEMENT DISTRICT INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THE DOWNTOWN IMPROVEMENT BOARD REMOVING 150 S. BAYLEN STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve and authorize the CRA Chairperson to take any and all actions necessary to amend the Interlocal Agreement between the CRA and the Pensacola Downtown Improvement Board (DIB) governing the Downtown Parking Management District and Parking Facilities to remove the CRA-owned property located at 150 S. Baylen Street.

SUMMARY:

In 2007, the CRA and the City of Pensacola each entered into Interlocal Agreements (IAs) with the DIB for the creation of a Downtown Parking Management District providing a comprehensive strategy for centralized and efficient management of downtown parking and facilities. These agreements transferred management of CRA and City-owned parking facilities in the downtown business district to the DIB. The 0.42 acre property, owned by the CRA, located at 150 S. Baylen Street, currently serves as a surface parking lot and is included among the list of sites covered by these IAs.

The Community Redevelopment Agency has stated its desire to comprehensively market available CRA-owned properties in the Urban Core Community Redevelopment Area. To date, the positioning of parcels for redevelopment has been an effective tool in the successful revitalization of Pensacola's Downtown Urban Core. On August 9, 2016, the CRA approved a contract with NAI/Halford for Realtor Services for disposition of CRA-owned properties. On March 30, 2017, NAI/Halford received a full price offer for purchase of 150 S. Baylen Street which was presented to the CRA. On April 10, 2017, the CRA approved the sale of the site.

In order to facilitate the potential disposition of the property, this site must be removed from the Interlocal Agreements governing downtown parking management and facilities between the City and the DIB, and the CRA and the DIB. The DIB has indicated its consent to the removal of the parking lot at 150 S. Baylen Street from the list of properties covered by the Parking Management District Interlocal Agreement to facilitate its sale. The attached amendment to the Interlocal Agreement must be executed by the City, the CRA and the DIB.

PRIOR ACTION:

September 10, 2007 - The CRA approved execution of an Interlocal Agreement for creation of a comprehensive Downtown Parking Strategy for Management of Downtown Parking Facilities.

September 13, 2007 - City Council approved execution of an Interlocal Agreement for creation of a comprehensive Downtown Parking Strategy for Management of Downtown Parking Facilities.

November 13, 2007 - City Council adopted an ordinance establishing a Downtown Parking Management of District.

February 9, 2015 - The CRA approved the utilization of professional real estate services to assist with marketing available CRA and/or City-owned properties within the CRA.

January 11, 2016 - The CRA approved an amendment to the Interlocal agreement with the DIB governing the Downtown Parking Management District and Parking Facilities to remove the CRA owned property located at 120 W. Government Street.

January 14, 2016 - City Council approved an amendment to the Interlocal agreement with the DIB governing the Downtown Parking Management District and Parking Facilities to remove the CRA owned property located at 120 W. Government Street.

May 9, 2016 - The CRA approved the issuance of Request For Proposals (RFP) for one realtor from the City's list of Qualified Real Estate Professionals to market CRA-owned property.

August 9, 2016 - The CRA approved a contract with NAI/Halford for Realtor Services for disposition of CRA-owned properties.

December 5, 2016 - The CRA declared the property surplus.

December 23, 2016 - A 30 day Notice of Property Disposition/RFP was published.

FUNDING:

N/A

FINANCIAL IMPACT:

The CRA will receive revenue at fair market value of the property, in addition to increased property tax revenue.

CITY ATTORNEY REVIEW: Yes

5/3/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Amendment No. 2 Parking Management District Interlocal Agreement between the CRA and the Downtown Improvement Board

PRESENTATION: No