



Memorandum

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**File #:** 17-00539

City Council

10/12/2017

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**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Ashton J. Hayward, III, Mayor

**SUBJECT:**

AIRPORT COMMERCE PARK - PROPERTY ACQUISITION E2416 - COLLEGE HEIGHTS

**RECOMMENDATION:**

That City Council authorize the purchase of E2416 (Parcel ID#141S292100200001) from Mark L. Comeau for \$97,000, relocation assistance of \$35,000, closing costs of \$1,900, a 5% contingency in the amount of \$6,695, moving costs of \$5,000, and reestablishment benefits of \$25,000, for a total amount of \$170,595.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The 2000 Airport Master Plan identified 65 acres of property adjacent to the northwest quadrant of the Airport for future land acquisition and development. In 2004, the Airport began the preliminary planning for the acquisition and development of this area for an Airport Commerce Park and performed an inventory of the properties in the designated area and held public meetings with both residential and business property owners.

The Airport contacted the property owner (Mark L. Comeau) of parcel E2416 and expressed an interest in purchasing the parcel located in the College Heights neighborhood. After discussions with the property owner, an offer was made based on a fair market value appraisal and a technical review appraisal performed by independent MAI certified appraisers. The offer was subsequently accepted by the property owner.

A Florida Department of Transportation (FDOT) Grant is in place that will fund the acquisition.

This parcel contains a tenant occupied home and therefore relocation assistance in accordance with federal relocation guidelines is required. The tenant shall receive a Rental Supplement in lieu of Replacement Housing. As a Landlord, the owner of the property is also eligible for Reestablishment Benefits at a new rental property. The purchase price, relocation assistance, closing/miscellaneous costs, legal fees, 5% contingency, and moving costs are detailed in the estimated costs for the property on the following page.

**PRIOR ACTION:**

August 2006 - August 2017 - City Council approved the purchase of 91 residential and 24 commercial parcels as identified on the attached site map.

September 14, 2017 - City Council approved acceptance of an FDOT Grant in the amount of \$1,396,069 and appropriated the grant funds.

**FUNDING:**

Budget:	\$ 1,396,069	FDOT
Actual:	\$ 97,000	Purchase Price
	35,000	Relocation Assistance
	500	Title, Examination, and Issuance
	500	Recording and Doc Stamps
	400	Legal Fees
	500	Estimated Survey
	<u>\$ 133,900</u>	Sub-Total
	6,695	5% Contingency
	5,000	Move Costs
	<u>25,000</u>	Reestablishment Benefit
	<u>\$ 170,595</u>	Total

**FINANCIAL IMPACT:**

Funds are available from FDOT grant proceeds.

**CITY ATTORNEY REVIEW:** Yes

9/12/2017

**STAFF CONTACT:**

Eric W. Olson, City Administrator  
Daniel E. Flynn, Airport Director

**ATTACHMENTS:**

- 1) Airport Commerce Park Map, Updated September 2017
- 2) Summary Appraisal Report, Client File #E2416
- 3) Technical Appraisal Review, #E2416

**PRESENTATION:** No