



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00543

City Council

11/9/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jewel Cannada-Wynn

SUBJECT:

PUBLIC HEARING REGARDING THE SALE OF THE HAWKSHAW PROPERTY

RECOMMENDATION:

That City Council conduct a public hearing at the November 9, 2017 City Council meeting regarding the sale of the Hawkshaw property.

HEARING REQUIRED: Public

SUMMARY:

In June 2017, NAI Halford issued a Request for Proposals (RFP) for redevelopment of the property at 9th Avenue and Romana Street (Hawkshaw) on behalf of the CRA. Proposals were received from Galveztown, LLC and Robert Montgomery.

The CRA appointed Hawkshaw Proposal Selection Committee reviewed and ranked the two proposals. The selection Committee voted unanimously to recommend that the CRA approve the submission by Robert Montgomery as the top ranking proposal and recommended that CRA authorize staff to move forward to negotiate a development agreement.

The purchase price offered by Robert Montgomery is \$1,600,000, which is \$600,000 above the competing proposal and \$65,000 below the property's appraised value. Chapter 163 Part III of the Florida Statutes allows CRAs to sell property for less than fair value, taking into account and giving consideration to the long-term community benefits to be achieved by the CRA. The sale must be approved by City Council following a public hearing.

PRIOR ACTION:

May 9, 2016 - The CRA approved issuing a 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 23, 2016 - CRA staff issued a 30 day public notice of intent to dispose of CRA-owned properties and

requested proposals with a January 23, 2017 response deadline.

February 6, 2017 - The CRA directed NAI Halford to release an RFP for the Hawkshaw site and appointed an evaluation committee to evaluate responses and provide a recommendation for selection of a preferred developer.

June 5, 2017 - The CRA approved the Hawkshaw Proposal Evaluation Committee recommendation to reject both responses to the Request for Proposals and directed NAI Halford to continue marketing the site.

June 6, 2017 - NAI Halford reissued the RFP for the Hawkshaw site.

August 10, 2017 - The Proposal Evaluation Committee recommended that the CRA approve the proposal from Robert Montgomery and the top ranking proposal for purchase and development of the Hawkshaw site.

September 11, 2017 - The CRA approved the proposal submitted by Robert Montgomery as the top ranking proposal for purchase and development of the property at 9th Avenue and Romana Street (Hawkshaw) and authorized CRA staff to bring back a development agreement to the CRA.

FUNDING:

Budget:	\$ -0-	
Actual:	\$1,600,000	Proceeds from Sale of Property
	(64,000)	4% Realtor's Commission
	\$ 1,536,000	

FINANCIAL IMPACT:

As properties are sold, the CRA will benefit from tax revenue generated as a result of returning parcels to the tax roll. The CRA will receive initial revenue for the property it sells and future revenue from increased ad valorem property values. The cost of realtor services will be paid from proceeds of any property sales.

STAFF CONTACT:

Don Kraher, Council Executive
M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) 2017-09 Hawkshaw Parcel - City of Pensacola 9th Avenue at Romana Street Update

PRESENTATION: No