



## Memorandum

---

**File #:** 17-00567

City Council

10/12/2017

---

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** City Council Member Jewel Cannada-Wynn

**SUBJECT:**

RESCHEDULING OF PUBLIC HEARING REGARDING THE SALE OF THE HAWKSHAW PROPERTY

**RECOMMENDATION:**

That City Council reschedule the public hearing regarding the sale of the Hawkshaw property at 9<sup>th</sup> Ave and Romana Street, from October 12, 2017 to the November 9, 2017 City Council Meeting.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

On September 11, 2017, the Community Redevelopment Agency (CRA) accepted the development proposal submitted by Robert Montgomery LLC as the top ranking proposal in response to the Request for Proposals issued by NAI Halford on behalf of the CRA for purchase and development of the Hawkshaw property at 9<sup>th</sup> Ave and E. Romana Street and authorized staff to move forward to negotiate a development agreement.

The purchase price offered by Robert Montgomery is \$1,600,000, which is \$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.

On September 14, 2017, the City Council scheduled a public hearing regarding the sale of the Hawkshaw property for the October 12, 2017 City Council meeting. Negotiation of the terms of the proposed development agreement were not completed in time to meet the deadlines for the October public hearing. It is therefore requested that the public hearing be rescheduled to the November 9<sup>th</sup> City Council meeting. Public notice will be published in the Pensacola News Journal ten (10) days in advance of the hearing, as required by law.

**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.

September 14, 2017 - City Council scheduled a public hearing for the October 12, 2017 City Council meeting.

**FUNDING:**

Budget:           \$ -0-

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

**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  
Victoria D'Angelo, CRA Assistant Administrator

**ATTACHMENTS:**

- 1) Hawkshaw Proposal - Robert Montgomery

**PRESENTATION:** No