



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 18-00014

City Council

1/11/2018

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member P.C. Wu

SUBJECT:

PUBLIC HEARING - DISPOSITION OF SURPLUS PROPERTY - 216 NORTH "A" STREET

RECOMMENDATION:

That City Council conduct a public hearing on January 11, 2018 regarding the sale of surplus property located at 216 North "A" Street, Parcel Identification Number 000S009010163083, Account Number 131804000.

HEARING REQUIRED: Public

SUMMARY:

The Community Redevelopment Agency (CRA) 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.

Pursuant to CRA and City Council policies, properties must be declared surplus and appraised prior to disposition. On December 5, 2016, the CRA declared the vacant property located at 216 North "A" Street, Parcel Identification Number 000S009010163083, surplus and available for disposition. The disposition plan included marketing the property for affordable housing and a 30 day Notice of Disposition published on December 23, 2016 in the Pensacola News Journal, in compliance with the requirements of section 163.380 of the Florida Statutes. A property appraisal was conducted on September 28, 2016, which appraised the property at a fair market value of \$13,000.

CRA staff received a single offer for the purchase of 216 North "A" Street in response to the Notice of Disposition from Andre and Stephanie Tucker in the amount of \$5,000. The offer received is \$8,000 below the property's appraised fair market value. Chapter 163, Part III of the Florida Statutes allows CRA's to sell property for less than fair market 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, pursuant to City Council Resolution No. 55-80, the CRA's Bylaws and the Florida Statutes.

PRIOR ACTION:

September 28, 2016 - Property appraisal conducted on the property.

December 5, 2016 - The CRA declared the property at 216 North "A" Street surplus and available for disposition.

December 23, 2016 - A 30 day Notice of Disposition was published in the Pensacola News Journal

FUNDING:

Budget: \$ -0-

Actual: \$5,000 Net Proceeds from the Sale of Property at 216 North "A" Street

FINANCIAL IMPACT:

The CRA will benefit from additional ad valorem revenue generated as a result of returning parcels to the tax roll. The CRA will receive \$5,000 in revenue from the proceeds from the sale of the property.

STAFF CONTACT:

Don Kraher, Council Executive
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Parcel Map and PA Records - 216 North "A" Street
- 2) Purchase Offer - 216 North "A" Street
- 3) Appraisal - 216 North "A" Street
- 4) Legal Opinion - Conditions of the sale of 216 North "A" Street
- 5) Draft Sale Agreement - 216 North "A" Street

PRESENTATION: No