



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 18-00141

City Council

6/14/2018

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AIRPORT COMMERCE PARK - PROPERTY ACQUISITION N6100 - COLLEGE HEIGHTS

RECOMMENDATION:

That City Council authorize the purchase of N6100 (Parcel ID#141S292102003001) from Gordon E. and Mary E. Thompson for \$120,000, a purchase additive of \$25,000, relocation assistance of \$55,000, closing costs of \$1,900, a 5% contingency in the amount of \$10,095, and moving costs in the amount of \$5,000 for a total amount of \$216,995.

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 owners (Gordon E. and Mary E. Thompson) of parcel N6100 and expressed an interest in purchasing the parcel located in the College Heights neighborhood. After discussions with the property owners, 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 owners.

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

This parcel contains an occupied residential structure requiring relocation assistance in accordance with federal relocation guidelines. The purchase price, purchase additive, relocation assistance, closing/miscellaneous costs, legal fees, a 5% contingency, and move costs are detailed under the section below entitled "Funding". Additionally, the parcel, while used as a residential structure, is located such that it also may be used for commercial purposes. Because of this, guidance under the Uniform Relocation Assistance and Real Property Acquisition Act stipulates that the owner is also eligible for a purchase additive as if a commercial activity were being relocated.

PRIOR ACTION:

August 2006 - December 2017 - City Council approved the purchase of 93 residential and 26 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:	<u>\$ 1,396,069</u>	FDOT
Actual:	\$ 120,000	Purchase Price
	25,000	Purchase Additive
	55,000	Relocation Assistance
	500	Title, Examination, and Issuance
	500	Recording and Doc Stamps
	400	Legal Fees
	<u>500</u>	Estimated Survey
	<u>\$ 201,900</u>	Sub-Total
	10,095	5% Contingency
	<u>5,000</u>	Move Costs
	<u>\$ 216,995</u>	Total

FINANCIAL IMPACT:

Funds are available from FDOT grant proceeds.

CITY ATTORNEY REVIEW: Yes

4/11/2018

STAFF CONTACT:

Eric W. Olson, City Administrator

Daniel E. Flynn, Airport Director

ATTACHMENTS:

- 1) Airport Commerce Park Map, Updated March 2018
- 2) Summary Appraisal Report, Client File #N6100
- 3) Technical Appraisal Review, #N6100

PRESENTATION: No