



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 19-00499

City Council

12/12/2019

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Grover C. Robinson, IV, Mayor

**SUBJECT:**

DISPOSITION OF SURPLUS PROPERTY - 2420 NORTH 7TH AVENUE, PARCEL REFERENCE NUMBER 00-0S-00-9020-043-090

**RECOMMENDATION:**

That City Council approve the conveyance via quit claim deed of 2420 North 7th Avenue, parcel reference number 00-0S-00-9020-043-090, account number 133609100 to Escambia County Housing Finance Authority. Further, that City Council authorize the Mayor to negotiate and execute all necessary documents related to the conveyance of the property. Finally, that any proceeds, after costs associated with the final transaction, are allocated to the City Housing Initiatives Fund.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The unimproved property located at 2420 North 7th Avenue was approved by City Council as surplus property. The property is approximately 0.0633 acres and zoned R-1A.

On September 26, 2019, City Council declared the City owned property at 2420 North 7th Avenue surplus and authorized the Mayor to enter into direct negotiation for disposition of the parcel. In accordance with the Policy for Disposition of City-Owned Real Property, property owners within a 300 foot radius of the parcel received public notice of the disposition of the property by mail on October 1, 2019 and an appraisal of the property was conducted. The estimated market value of the subject property as appraised by Fruitticher-Lowery Appraisal Group, Inc. on October 29, 2019 is \$15,400.

Escambia County Housing Finance Authority, a not for profit area affordable housing provider, expressed an interest in acquiring this parcel in support of their Urban Infill Housing Development Loan Program for development of workforce housing. The City of Pensacola and Escambia County Housing Finance Authority have determined that participation in this Program will allow both parties to develop workforce housing which will support redevelopment initiatives within the City.

In accordance with Section 166.0451 Florida Statutes, in 2008 City Council established by Resolution 08-08 a list of City owned real property that was appropriate for use as affordable housing. This parcel is one of the properties identified on the list.

**PRIOR ACTION:**

September 26, 2019 - City Council declared the City-owned property located at 2420 North 7th Avenue as surplus and authorized the Mayor to enter into direct negotiation for disposition of the parcel.

April 24, 2008 - City Council established by Resolution 08-08 an inventory list of City owned real property determined appropriate for use as affordable housing

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

After recovery of fixed expenses, any proceeds from the sale of the property to a qualified buyer will be split equally between the City of Pensacola and the Escambia County Housing Finance Authority. City of Pensacola proceeds will be allocated to the City Housing Initiatives Fund.

**CITY ATTORNEY REVIEW:** Yes

11/15/2019

**STAFF CONTACT:**

Keith Wilkins, City Administrator  
Marcie Whitaker, Housing Administrator

**ATTACHMENTS:**

- 1) Escambia County Housing Finance Authority - Letter of Interest
- 2) GIS Map - 2420 North 7<sup>th</sup> Avenue
- 3) Appraisal - 2420 North 7<sup>th</sup> Avenue

**PRESENTATION:** No