



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00353

Community Redevelopment Agency

6/5/2017

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

REJECTION OF PROPOSALS TO DEVELOP THE CRA-OWNED PROPERTY AT 9TH AVENUE AND EAST ROMANA STREET (HAWKSHAW)

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve the Hawkshaw Proposal Evaluation Committee recommendation to reject both responses to the Request for Proposals and to direct NAI Halford to continue marketing the site.

SUMMARY:

At its February 6, 2017 meeting, the CRA directed NAI Halford to proceed with the release of a Request for Proposals (RFP) to develop the Hawkshaw site at 9th Avenue and E. Romana Street. The CRA, further, approved the following appointments to the Proposal Evaluation Committee: (1) NAI Halford Representative DeeDee Davis, (2) Christian Wagley and (3) CRA Vice-Chair Andy Terhaar, to evaluate responses and provide a recommendation to the CRA for selection of a preferred developer.

On February 23, 2017 NAI Halford released the RFP. The deadline for submission of proposals to Halford was May 15, 2017. Two proposals were received. The Proposal Evaluation Committee met on May 24, 2017 to score the proposals and make a recommendation to the CRA for final approval. The committee recommended that the CRA reject both proposals and direct NAI Halford to continue to market the property.

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.

February 23, 2017 - NAI Halford released the Hawkshaw RFP.

May 15, 2017 - Deadline for responses to the RFP.

May 24, 2017 - The Proposal Evaluation Committee met to review and rank proposals and provide a recommendation to the CRA.

FUNDING:

NA

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.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Letter from NAI Halford Regarding Evaluation Committee Recommendation
- 2) Response - Gunther Properties
- 3) Response - Pinnacle Management
- 4) Proposal Scoring Sheets

PRESENTATION: No