



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00425

City Council

8/13/2020

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

DISPOSITION OF SURPLUS PROPERTY - 1015 NORTH "E" STREET AND 1000 BLOCK NORTH "E" STREET

RECOMMENDATION:

That City Council approve the sale of City-owned, improved real property located at 1015 North "E" Street, Parcel Identification Reference Number 000S009060013048, Account Number 150595000 and the City-owned, improved real property located at 1000 Block North "E" Street, Parcel Identification Reference Number 000S009060015048, Account Number 15059600 to the only responsive bidder, Tywan Hester, in the amount of \$115,000. Further, that City Council authorize the Mayor to negotiate and execute all necessary documents related to the sale of the properties. Further, that City Council authorize the Mayor to negotiate and execute all necessary documents related to the sale of the properties and to dispose of properties by engaging a commercial realtor from the City's approved list to finalize and complete the sale. Finally, that City Council authorize 100% of the proceeds, after costs associated with the final transaction of both parcels, be allocated to establish a position within the Housing department to focus on the 500 Homes in 5 Years Affordable Housing Initiative.

HEARING REQUIRED: No Hearing Required

SUMMARY:

City Council approved the improved, City-owned real properties located at 1015 North "E" Street and 1000 Block North "E" Street as surplus property. 1015 North E is approximately 0.1750 acres with a 3530 sq ft former daycare constructed on-site. The 1000 Block North "E" parcel is .0875 acres. The 3530 sq ft former daycare building and library extend across both parcels. The building was constructed in 1952 with the City making significant improvements and renovations in 1980. This structure once served as a library and most recently served as a daycare. Both parcels are zoned R-1A.

To facilitate the sale of the property, an RFP was issued, and SVNCRE GROUP, LLC, and Florida limited liability corporation DBA Southland Commercial Real Estate (SVN) was selected to assess value, market the parcel and respond to inquiries related to the sale of the property at a commission rate of 6%. The commercial realtor or the City received no other bids except from Tywan Hester on July 13, 2020.

The estimated market value of the subject properties as valued by the commercial realtor is \$126,000. The bid is \$11,000 below asking price due to needed repairs indicated in an inspection report obtained by the purchaser, and the proposed purchaser indicated that the property would remain a daycare.

PRIOR ACTION:

January 12, 2017 - City Council approved declaration and disposal of City property - 1000 Block North "E" Street and authorized the Mayor to engage the services of a real estate professional from the City's list of qualified real estate professionals to market and sell the parcel.

January 12, 2017 - City Council approved the establishment of an assigned Fund Balance, which would be restricted for the Housing Initiatives Fund, dedicated to receiving specified funds to supplement existing and future adopted Housing Program Initiatives.

November 17, 2016 - City Council approved declaration and surplus of City property - 1015 N "E" Street and authorized the Mayor to engage the services of a real estate professional from the City's list of qualified real estate professionals to market and sell the parcel.

September 8, 2009 - City Council approved the utilization of professional real estate services to market and sell the property.

FUNDING:

N/A

FINANCIAL IMPACT:

All costs associated with the final transaction will come from sale proceeds with the remaining balance allocated to establish a position within the Housing department to focus on the 500 Homes in 5 Years Affordable Housing Initiative.

CITY ATTORNEY REVIEW: Yes

7/31/2020

STAFF CONTACT:

Keith Wilkins, City Administrator
Rebecca Ferguson, Waterfront Development Projects Coordinator

ATTACHMENTS:

- 1) Report of Council Action 1015 N E Street dated November 17, 2016
- 2) Inspection Report 1015 North E Street
- 3) Sale Brochure 1015 North E Street
- 4) Alice Williams History

- 5) Warranty Deed 1000 BLK N E
- 6) 1015 North E Street Parcel Map - Surplus Request
- 7) Escambia County Property Appraiser Parcel Information 1000 BLK N E
- 8) Parcel info 1015 N E Street 000S009060013048
- 9) GIS Map 1015 N E Street

PRESENTATION: No