



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00581

City Council Workshop

9/21/2020

DISCUSSION ITEM

FROM: City Council President Jewel Cannada-Wynn

SUBJECT:

1015 NORTH "E" STREET - FORMER ALICE WILLIAMS DAYCARE PROPERTY

SUMMARY:

This discussion encompasses the status, use and future of the Alice William's Daycare Property.

City Council approved the improved, City-owned real properties located at 1015 North "E" Street and 1000 Block North "E" Street as surplus property. The 1015 North "E" Street property is approximately 0.1750 acres with a 3530 sq. ft. former daycare constructed on-site. The 1000 Block North "E" Street 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:

August 13, 2020 - City Council rejected an offer for the sale of the property

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.

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Inspection Report 1015 North "E" Street
- 2) Sale Brochure 1015 North "E" Street
- 3) Alice Williams History - Newspaper Article
- 4) Parcel Map - 1015 North "E" Street
- 5) Property Appraisers Report
- 6) Historical Report Alice Williams

PRESENTATION: No