



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00838

City Council

8/18/2022

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

ACQUISITION OF REAL PROPERTY - 1300 WEST MORENO STREET (KUPFRIAN HOUSE) AND ADJACENT PARCELS

RECOMMENDATION:

That City Council approve the purchase of the real property located at 1300 West Moreno Street (Parcel No. 000S009050025079) and adjacent parcels totaling a minimum of 2.6 acres from Baptist Hospital Inc./Baptist Health Care Corporation for \$725,000, plus an estimated \$40,000 in closing costs for a total amount not to exceed \$765,000 and contingent upon affordable housing being a component of the redevelopment of the current Baptist Hospital campus, as provided for in Resolution No. 2022-057. Also, that City Council authorize the Mayor to take all necessary actions and execute all necessary documents related to the acquisition of the property.

HEARING REQUIRED: No Hearing Required

SUMMARY:

In March, both City and Baptist staff discussed Baptist's upcoming relocation and the possible disposition of the Kupfrian House with redevelopment of some of the surrounding acreage prior to the move. The combined parcels are approximately 2.6 acres zoned R-2 and are bordered by W. Moreno, North J, a vacated section of W. Mallory, and a vacated section of North I Streets. A preliminary search of public records showed no current or pending liens involving the parcels as of March 2022.

The Kupfrian House is an historic property built in 1892 by Conrad Kupfrian, a Pensacola innovator responsible for creating the City's first street car line. At one time, the Kupfrian Park property surrounding it was a popular Pensacola hangout spot for families comprised of a beer garden, picnic area and racetrack over 100 acres. Though only the remnants remain, the Kupfrian House is currently used as office space for Baptist Hospital. On May 26, 2022, City Council adopted a Resolution supporting the redevelopment of the Baptist campus including the funding of a public park. This property acquisition will serve to meet the commitment as expressed in the Resolution, as a portion of these parcels will become a public park.

Appraisals were obtained by both the City and Baptist Hospital and received in early April. The City-procured appraisal placed a value of \$475,000 combined on the house and surrounding land. The

Baptist-procured appraisal placed a value of \$975,000 on the same. After some discussion, the City is offering \$725,000 which is almost exactly the midpoint between the two appraisals. Because of the types of funds being used - the Housing Department's ARPA for Affordable Housing Development, this acquisition is contingent upon affordable housing being a component of the redevelopment of the total Baptist site or within the acreage covered by this offer. Also, if this purchase is approved, there may be some period of leaseback by Baptist until the Kupfrian Park office's occupants final move to their new location.

PRIOR ACTION:

May 26, 2022 - City Council adopted Resolution 2022-057, supporting the Baptist Hospital campus redevelopment and funding of street reopenings and a public park

FUNDING:

Budget: \$ 765,000 - ARPA Affordable Housing Redevelopment (Housing Dept.)

Actual: \$ 765,000 - ARPA Affordable Housing Redevelopment (Housing Dept.)

FINANCIAL IMPACT:

The Housing Department has sufficient funds to cover this acquisition in their ARPA allocation for affordable housing development, which is a contingent of the acquisition.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

8/9/2022

STAFF CONTACT:

Kerrith Fiddler, City Administrator

David Forte, Deputy City Administrator - Community Development

Amy Lovoy, Finance Director

Marcie Whitaker, Housing Director

ATTACHMENTS:

- 1) Report of Council Action - Resolution 2022-057 - Supporting Baptist Campus Redevelopment with Street Openings, Public Park - May 26, 2022
- 2) Appraisal - Kupfrian Park Property

PRESENTATION: No