

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of April 18, 2024

TO: The Honorable Deborah Figgs-Sanders, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to purchase the fee simple interest in an improved property located at 2405 - 6th Street South, St. Petersburg, for the contract price of \$239,000; to pay closing related costs not to exceed \$10,000; to execute all documents necessary to effectuate same; approving a transfer in the amount of \$350,000 from the balance of the General Fund Contingency (0001) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$350,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Harbordale Park Expansion/Improvements FY24 Project (20230); and providing an effective date.

EXPLANTION: Real Estate & Property Management ("REPM") received a request from Parks & Recreation ("Parks") to negotiate the acquisition of an improved property located at 2405 - 6th Street South, St. Petersburg ("Property"). Vince & Janet Morris ("Seller") had the Property listed for sale and it lies contiguous to the City-owned Harbordale Park, located at approximately 6th Street South and East Harbor Drive South, St. Petersburg. The acquisition will allow for the improvement and future expansion of Harbordale Park, adding approximately 5,000 sq. ft. of additional parkland. Improvements will include demolition, site work, invasive tree removal, sodding, irrigation installation, and tree planting. The Property is shown in the attached illustration and legally described as follows:

The East 50 feet of Lot 1, WILLIAM FINKS REPLAT, according to the Plat thereof, as recorded in Plat Book 22, Page 79, of the Public Records of Pinellas County, Florida.

Street Address: 2405 - 6th Street South, St. Petersburg

Pinellas County Parcel I.D. No.: 31-31-17-27828-000-0010



In accordance with City policy, the Property was appraised by Tom Hockensmith, SRA, of Entreken Associates, Inc, on October 17, 2023, and by Scott W. Seaman, SRA, of McCormick, Seaman & Terrana, on November 17, 2023. The appraisals indicated a value of \$233,000 and \$245,000, respectively, for an average value of \$239,000 ("Contract Price").

REPM has negotiated an Agreement for Sale and Purchase ("Agreement") with Seller for the Contract Price, subject to City Council approval. The Seller shall pay for the title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable. The City shall pay for the recording fees for the deed, the survey, and appraisals for which costs are estimated to not exceed \$10,000.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to purchase the fee simple interest in an improved property located at 2405 – 6th Street South, St. Petersburg, for the contract price of \$239,000; to pay closing related costs not to exceed \$10,000; to execute all documents necessary to effectuate same; approving a transfer in the amount of \$350,000 from the balance of the General Fund Contingency (0001) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$350,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Harbordale Park Expansion/Improvements FY24 Project (20230); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funding will be available after the approval of a transfer in the amount of \$350,000 from the balance of the General Fund Contingency (0001) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$350,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Harbordale Park Expansion/Improvements FY24 Project (20230). After the above transfer, the remaining balance of the General Fund Contingency will be \$254,000.

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  *AMF*
Budget: 

Resolution No. 2024 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO PURCHASE THE FEE SIMPLE INTEREST IN AN IMPROVED PROPERTY LOCATED AT 2405 - 6TH STREET SOUTH, ST. PETERSBURG, FOR THE CONTRACT PRICE OF \$239,000; TO PAY CLOSING RELATED COSTS NOT TO EXCEED \$10,000; TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; APPROVING A TRANSFER IN THE AMOUNT OF \$350,000 FROM THE BALANCE OF THE GENERAL FUND CONTINGENCY (0001) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$350,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THIS TRANSFER, TO THE HARBORDALE PARK EXPANSION/IMPROVEMENTS FY24 PROJECT (20230) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate & Property Management ("REPM") received a request from Parks & Recreation ("Parks") to negotiate the acquisition of an improved property located at 2405 - 6th Street South, St. Petersburg ("Property"); and

WHEREAS, Vince & Janet Morris ("Seller") had the Property listed for sale and it lies contiguous to the City-owned Harbordale Park, located at approximately 6th Street South and East Harbor Drive South, St. Petersburg; and

WHEREAS, the acquisition will allow for the improvement and future expansion of Harbordale Park, adding approximately 5,000 sq. ft. of additional parkland; and

WHEREAS, improvements will include demolition, site work, invasive tree removal, sodding, irrigation installation, and tree planting; and

WHEREAS, the Property is legally described as:

The East 50 feet of Lot 1, WILLIAM FINKS REPLAT, according to the Plat thereof, as recorded in Plat Book 22, Page 79, of the Public Records of Pinellas County, Florida - Pinellas County Parcel I.D. No.: 31-31-17-27828-000-0010; and

WHEREAS, in accordance with City policy, the Property was appraised by Tom Hockensmith, SRA, of Entreen Associates, Inc, on October 17, 2023, and by Scott W. Seaman, SRA, of McCormick, Seaman & Terrana, on November 17, 2023; and

WHEREAS, the appraisals indicated a value of \$233,000 and \$245,000, respectively, for an average value of \$239,000 ("Contract Price"); and

WHEREAS, REPM has negotiated an Agreement for Sale and Purchase ("Agreement") with Seller for the Contract Price, subject to City Council approval; and

WHEREAS, the Seller shall pay for the title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable; and

WHEREAS, the City shall pay for the recording fees for the deed, the survey, and appraisals for which costs are estimated to not exceed \$10,000.

WHEREAS, funding for the \$350,000 will be available after a transfer in the amount of \$350,000 from the balance of the General Fund Contingency (0001) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$350,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Harbordale Park Expansion/Improvements FY24 Project (20230); and

WHEREAS, after the above transfer the remaining balance of the General Fund Contingency will be \$254,000.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to purchase the fee simple interest in an improved property located at 2405 - 6th Street South, St. Petersburg, for the contract price of \$239,000; to pay closing related costs not to exceed \$10,000; and to execute all documents necessary to effectuate same.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer from the balance of the General Fund Contingency (0001) to the General Capital Improvement Fund (3001) for FY24:

<u>General Fund Contingency (0001)</u>	(\$350,000)
General Fund Capital Improvement Fund (3001)	\$350,000

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, the following supplemental appropriation for FY24:

<u>General Capital Improvement Fund (3001)</u>	
Harbordale Park Expansion/Improvements	
FY24 Project (20230)	\$350,000

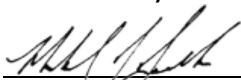
This Resolution shall become effective immediately upon its adoption.

Legal:




City Attorney (Designee)

Community Enrichment Administration:



Michael J. Jefferis, Administrator

Budget & Management:



Elizabeth F. Makofske, Director

Real Estate & Property Management:



Aaron Fisch, Director

00733355