

CITY OF CORAL GABLES
Property Advisory Board Meeting
Excerpt Minutes
Wednesday, April 21, 2010, 8:30 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

MEMBERS:	M	J	J	A	S	O	N	D	J	F	M	A
	09	09	09	09	09	09	09	09	10	10	10	10
Mary Young*	+	+	P	P	P	P	+	P	+	P	E	P
Maurice Donsky*	+	+	E	P	P	P	+	P	+	E	P	P
Gustave (Gus) Perez	+	+	P	P	E	P	+	P	+	P	E	P
James Hinrichsen*	+	+	P	P	P	E	+	P	+	P	P	P
Luis M. Padron	+	+	A	P	P	P	+	E	+	E	P	A
Edmund J. Mazzei	+	+	P	P	P	P	+	P	+	P	P	P
Valentin Lopez*	+	+	E	P	P	P	+	P	+	P	P	A

A = Absent
P = Present
E = Excused
+= No Meeting
*** = New Appointment**
- = Resigned Member

STAFF

Mr. Patrick Salerno, City Manager
 Ms. Dona Spain, Assistant City Manager
 Ms. Cynthia S. Birdsill, Economic Sustainability Department Director
 Mr. Fred Couceyro, Parks and Recreation Department Director
 Ms. Jessica Wotherspoon, Business Development Specialist

Motion Summary: (No Commission action requested)

A motion was approved by the Board to recommend to the City Commission that the parcel of land at 4650 Alhambra Circle be purchased and used for park land.

Agenda Item 5. Presentation regarding purchase of property at 4650 Alhambra Circle for use as park land as required per Division 12, Section 2-2016 of the City's Procurement Code.

The Director of the City's Parks and Recreation Department, Fred Couceyro, presented the purchase proposal.

In 2006, Miami-Dade County passed the Building Better Communities Government Obligation Bond (BBC GOB) program that distributed funds to municipalities for land acquisitions and enhancements of public parks and plazas. From this, the City received \$2.2 million for parks land acquisition. Of this, \$927,000 is left. From a subsequent County grant, through the Safe Neighborhood Parks (SNP) bond program, the City has an opportunity to receive another \$220,000 for use toward the purchase of this parcel of park land.

The property located at 4650 Alhambra Circle that is proposed for purchase is a 21,000 square foot vacant double lot. This property has been a target of the City for some time, but prior to now, the asking price was too high. The initial asking price was \$1.7 million, and the seller is now willing to accept \$1,000,000. This price is supported by three

April 21, 2010

Continued

2009 appraisals (\$1,070,000, \$1,022,000, and \$924,000), which were performed as part of the SNP grant application. Therefore, the full purchase price is met with County grant funds, applying all of the SNP and most of the BBC GOB funds.

This property has been selected because it meets the City's Comprehensive Plan goals to have public park space within a half-mile radius, or a ten minute walk, of every location in the City. Acquisition of this property would satisfy this goal in this area of the City.

In accordance with the City's Procurement Code requirement, the Mr. Couceyro went through the following questions that are to be posed to this board.

- A. Does the proposed use conform to the City's Comprehensive plan and is it compatible with the surrounding neighborhood?*

Mr. Couceyro noted that the Parks and Recreation Department has a goal to make every area in the City within a half-mile radius of an open public space for that neighborhood to enjoy. The City's Parks and Recreation Advisory Board has wanted the property located at 4650 Alhambra Circle for many years to become public park land. This is because the land is located within a neighborhood that presently does not meet City's half-mile goal.

- B. Analyze the positive or negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee.*

Mr. Couceyro responded that the proposed purchase of this property is very similar to purchase of the Rotary Park in the north of the City. Rotary Park began with the purchase of one lot and over time the City was able to purchase lots next to it and eventually, as a result of neighborhood feedback, turn it from a passive park into a tot lot. Today Rotary Park has a beautiful playground that is working well in its neighborhood. Should the City get approval to purchase the 4650 Alhambra Circle property, the plans are to acquire it and landscape it as a passive park, and seek input from the neighbors as to a further development plan for the land, if any.

- C. Are the terms and conditions of the proposed purchase, sale, or lease of city property; or the proposed purchase or lease by the city of non-city property based on market terms and value?*

Mr. Couceyro noted that this is a double lot of 21,000 square feet. It is located in a desirable neighborhood in the middle of the City where there is a noted need for public park space. Appraisals were conducted in accordance with a SNP grant process requirement. While the original price the seller was asking was \$1.7 million, the seller's firm price just before the 2009 appraisals were completed was \$1.25 million. After the appraisals were conducted and negotiations ensued between the City and seller, the asking price was brought down again. The City has a current letter of intent from the seller for the property to be sold at the final amount of \$1,000,000. The City tried to negotiate an even lower price, but the seller was not willing to go below \$1,000,000.

There was discussion that the neighbors be involved with determining the use of the park. Mr. Couceyro assured the board that the neighbors would be consulted, and that this is intended to be a passive park that is landscaped green space. There was a discussion about the date of the appraisals, noting that the most recent appraisal was September 2009.

April 21, 2010

Continued

Ms. Young inquired whether funds remaining from the BBC GOB could be utilized for development of the park. Mr. Couceyro stated that there is a possibility of asking the County to allow a change for the use of the funds in this manner.

The Board then addressed each of the questions required by the Procurement Code:

A. Does the proposed use conform to the City's Comprehensive plan and is it compatible with the surrounding neighborhood?

Yes, the proposed use conforms with the City's Comprehensive plan and is compatible with the surrounding neighborhood.

B. Analyze the positive or negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee.

The \$220,000 SNP grant funds are available and will be lost if not used for the purchase of this property. This SNP grant money combined with the BBC GOB grant money will fully pay for the acquisition of this land and provide funds left over for additional park-related use. The proposal is to use these funds for public park space that will benefit the community-as-a-whole. The Board does not feel adjacent properties will be negatively impacted. This is a win win opportunity for the City. A green space passive park will not have a negative impact on adjacent properties.

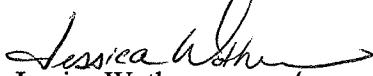
C. Are the terms and conditions of the proposed purchase, sale, or lease of city property; or the proposed purchase or lease by the city of non-city property based on market terms and value?

There is value to the City in purchasing the property especially since all the funds for purchase are County grant funds, notwithstanding the date of the appraisals. It was noted that the Seller is not making a lot of money on the sale, as the price is close to their original purchase price, and they incurred the cost to demolish the house, which now the City does not need to do.

After addressing each of the required questions, the following motion was voted upon and approved by the Board.

A motion was moved by Mr. Hinrichsen, seconded by Mr. Donsky and approved by the Board to recommend to the City Commission that the parcel of land at 4650 Alhambra Circle be purchased and used for park land.

Respectfully submitted,



Jessica Wotherspoon
Business Development Specialist
Economic Sustainability Department