

## **Item Cover Page**

### **CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** October 11, 2023

**SUBMITTED BY:** Corey Fortin, City Administration

**ITEM TYPE:** Miscellaneous

**AGENDA SECTION:** BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

**SUBJECT:** City of Bradenton Surplus Property Review - PUBLIC HEARING

**SUGGESTED ACTION:** Requested Action to be taken by City Council:

- Determine which parcels identified herein may be classified as surplus property because they are not needed for a municipal purpose by the City and that the possible sale or transfer is in the best interests of the City
- Determine which parcels identified herein may be suitable for affordable housing
- To authorize the City Administrator to use the Manatee County Property Appraiser's Just Market Value to establish minimum bid requirements and to obtain an appraisal prior to the sale of any property unless deemed to be in the best interests of the City to donate, lease or sell the property for under market value which would come before Council for approval
- Authorize the City Administrator to advertise a Notice of Property for Disposition and Invitation to Offer Proposals on those properties identified as surplus at the appropriate time as required by the City's Disposition of City Owned Property Policy and F.S. 163.380

**Is this item Quasijudicial?**

No

## **Does this item require a public hearing?**

Yes

### **EXPLANATION:**

Per Florida Statute 166.0451, each municipality must prepare an inventory list of real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. During a public hearing, Bradenton City Council must review the properties and make any revisions to the inventory list. Following the public hearing, a resolution must be adopted that includes an inventory list of such property and the inventory list must be made publicly available on its website to encourage potential development.

Per the Statute, the properties listed in the resolution may be:

- Used for affordable housing through a long term land lease requiring the development and maintenance of affordable housing
- Offered for sale and the proceeds used to purchase land for the development of affordable housing
- To increase the local government fund earmarked for affordable housing
- Sold with a restriction that requires the development of the property as permanent affordable housing
- Donated to a non-profit housing organization for the construction of permanent affordable housing

Alternatively, the municipality may otherwise make the property available for use for the production and preservation of permanent affordable housing. Florida Statute 420.0004 defines affordable housing as:

Affordable means that monthly rents or monthly mortgage payments including taxes, insurance and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), (11), (12) or subsection (17).

There are 20 properties that need review as to declaration as surplus and possible suitability for affordable housing. The property located at 1105 8th Street West was previously declared surplus and suitable for affordable housing in 2021. There was an illegal storage issue by an adjoining landowner that has since been resolved.

All properties shall be reviewed and a determination made by Council if they should be retained for possible future use or declared as surplus. Council shall also determine which properties deemed surplus are suitable for affordable housing, and which properties are not deemed suitable for affordable housing.

For all properties which are declared surplus, whether deemed suitable for affordable housing or not, City Council shall advise the City Administrator if they require an appraisal to be completed in order to determine acceptable sale price

or minimum bid, or if other available valuation information can be used such as current just market value estimated by the Manatee County Property Appraiser.

Pursuant to F.S. 166.0451(3)(b) and the terms of the City's Disposition of City Owned Property Policy, the inventory list will be added to the City's website. This will be in the Housing and Community Development Section and will include the required forms and procedures for those interested in obtaining a listed parcel.

**FINANCIAL IMPACT:**

Contingent on property sale/donation.

**ATTORNEY REVIEW/RECOMMENDATION:**

Approved

**SUGGESTED MOTION:**

Motion to:

- To direct the Policy, Planning, Procedures & Real Estate Administrator to prepare Resolutions containing the surplus property inventory lists, as revised at this meeting, for adoption by City Council at an upcoming meeting;
- To authorize the City Administrator to advertise a Notice of Property for Sale and Invitation to Offer Proposals on those properties identified as surplus at the appropriate time as required by the City's Disposition of City Owned Property Policy and F.S. 163.380;
- To authorize the City Administrator to use the Manatee County Property Appraiser's Just Market Value to establish minimum bid requirements and to obtain an appraisal prior to the sale of any property unless deemed to be in the best interests of the City to donate, lease or sell the property for under market value which would come before Council for approval.

**ATTACHMENTS:**

[Surplus Property Information](#)