



## Legislation Text

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File #: 16-071, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Donald B. Cooper, City Manager  
**DATE:** January 5, 2016

### AUTHORIZATION TO COMMENCE PROPERTY ACQUISITION NEGOTIATIONS FOR THE REPLACEMENT OF FIRE STATION #3 AND SALE OF EXISTING FIRE STATION #3

#### **Recommended Action:**

Recommended motion to authorize the staff to obtain a replacement site for Fire Station #3 and to dispose of existing Fire Station #3 as outlined in memorandum from the City Manager dated, December 29, 2015.

#### **Background:**

On March 6, 2015 The Knight Group LLC was awarded and RFP for real estate services to locate and acquire a replacement sit for Fire Station #3. The need for the replacement of Fire Station #3 and a training facility are discussed in the attached memos from Fire Chief Danielle Connor, (Fire Station #3 Rebuild Operational and Financial Justification and Fire Training Center Justification). Due to the requirement to locate the station in the SE section of Delray Beach and site size requirements, 8 initial sites were identified as possible sites (see aerial and November 24, 2015 memorandum from Mr. Jim Knight).

Staff is requesting authorization, utilizing Mr. Knight's services, to commence negotiations with the top two sites based upon MAI appraised values with the intent to purchase as replacement for Fire Station #3, (this is pursuant to Section 36.11 Municipal Code) and if necessary work our way down the priority list until a site is acquired that meets our needs. All negotiations will occur after an appraisal has been obtained.

Additionally, pursuant to Section 36.12 Municipal Code Staff is seeking authorization, subject to Commission confirmation, to sell or exchange existing Fire Station #3 and to commence the process of changing the zoning to enhance the market value of the property and to take additional steps, if necessary, to enhance the market value of the property. Proceeds from the sale will be used to offset the costs of acquisition and construction for replacement of Fire Station #3.

