

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of November 5, 2009**

**TO:** The Honorable Jeff Danner, Chair and Members of City Council

**SUBJECT:** Authorizing the Mayor, or his Designee, to purchase under the Neighborhood Stabilization Program, one (1) bank-owned, foreclosed and unoccupied property located at 726 - 30th Avenue South, St. Petersburg, for the sum of \$9,900; to pay closing related costs not to exceed \$7,500; to rehabilitate or reconstruct the property for an amount not to exceed \$100,000; and to sell the property in accordance with the requirements of the Department of Housing and Urban Development, and Section 2301(d)(2) of Housing and Economic Recovery Act 2008; and to execute all documents necessary to effectuate same; and providing an effective date.

**EXPLANATION:** City of St. Petersburg ("City") staff has identified the following property under the U.S. Department of Housing and Urban Development's ("HUD") Neighborhood Stabilization Program ("NSP") authorized under Title III of the Housing and Economic Recovery Act of 2008 ("HERA"). The NSP provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate or reconstruct and resell these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

With the utilization of the NSP funds, the acquisition of the subject property will provide the City the opportunity to reconstruct bank-owned, foreclosed and unoccupied property that might otherwise be a source of abandonment and blight within our community.

The subject property ("Property") is shown in the attached sketch and is identified as follows:

Address: 726 - 30th Avenue South, St. Petersburg, Florida 33705  
Tax ID: 31/31/17/12798/002/0040  
Legal: Lot 4, Block B, Bungalow Terrace, Plat Book 8,  
Page 8, of the Public Records of Pinellas County, Florida  
Final Price: \$9,900

The Property was appraised by an independent state certified appraiser and the final price was determined by calculating ninety-nine percent (99%) of the appraised value in accordance with the June 2009 revised NSP regulations. The seller has agreed to accept the final price.

The required Environmental Review Record ("ERR") report is being prepared by the City's Housing and Community Development Department and the acquisition of the Property is conditioned upon the ERR result being a Finding of No Significant Impact.

After acquisition and rehabilitation or reconstruction, the Property will become a part of the City's Affordable Housing Program in accordance with the requirements of HUD, HERA and the NSP, and will be sold in accordance with Section 2301(d)(2) of HERA. The aforementioned Section 2301(d)(2) directs that if an abandoned or foreclosed-upon home or residential property is purchased, reconstructed, or otherwise sold to an individual as a primary residence, then such sale shall be in an amount equal to or less than the cost to acquire and reconstruct or rehabilitate such home or property up to a decent, safe, and habitable condition.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution to purchase under the Neighborhood Stabilization Program, one (1) bank-owned, foreclosed and unoccupied property located at 726 - 30th Avenue South, St. Petersburg, for the sum of \$9,900 under the Neighborhood Stabilization Program; to pay closing related costs not to exceed \$7,500; to rehabilitate or reconstruct the property for an amount not to exceed \$100,000; and to sell the property in accordance with the requirements of the Department of Housing and Urban Development, and Section 2301(d)(2) of Housing and Economic Recovery Act 2008; and to execute all documents necessary to effectuate same.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds are available in Neighborhood Stabilization Program Fund 1114, Housing and Community Development Department, Administration (082-1089).

**ATTACHMENTS:** Sketch and Resolution

**APPROVALS:** Administrative: R. Mussett 10-27-09 BB  
Budget: [Signature]  
Legal: [Signature]  
(As to consistency w/attached legal documents)

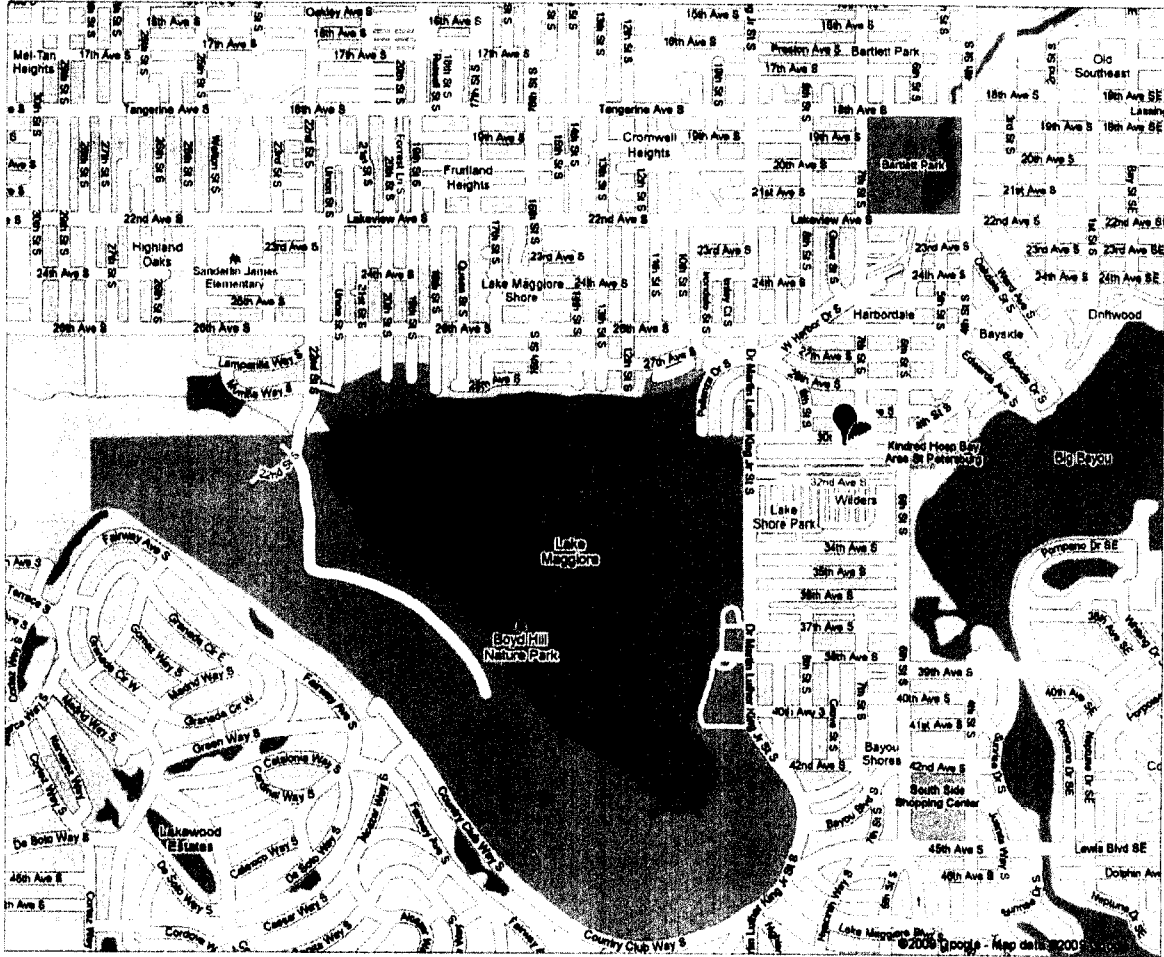


Figure A 726 - 30th Avenue South, St. Petersburg

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO PURCHASE UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM, ONE (1) BANK-OWNED, FORECLOSED AND UNOCCUPIED PARCEL LOCATED AT 726 - 30TH AVENUE SOUTH, ST. PETERSBURG, FOR THE SUM OF \$9,900; TO PAY CLOSING RELATED COSTS NOT TO EXCEED \$7,500; TO REHABILITATE OR RECONSTRUCT THE PROPERTY FOR AN AMOUNT NOT TO EXCEED \$100,000; AND TO SELL THE PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND SECTION 2301(D)(2) OF HOUSING AND ECONOMIC RECOVERY ACT 2008; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of St. Petersburg ("City") staff has identified the following property under the U.S. Department of Housing and Urban Development's ("HUD") Neighborhood Stabilization Program ("NSP") authorized under Title III of the Housing and Economic Recovery Act of 2008 ("HERA"); and

WHEREAS, the NSP provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, reconstruct and resell these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes; and

WHEREAS, with the utilization of the NSP funds, the acquisition of the subject property will provide the City the opportunity to reconstruct a bank-owned, foreclosed and unoccupied property that might otherwise be a source of abandonment and blight within our community; and

WHEREAS the subject property ("Property") is legally described as Lot 4, Block B, Bungalow Terrace, Plat Book 8, Page 8, of the Public Records of Pinellas County, Florida; Street Address: 726 - 30th Avenue South, St. Petersburg, Florida 33705; Pinellas County Parcel I.D. No.: 31/31/17/12798/002/0040 and

WHEREAS, the seller of the Property is Branch Banking and Trust Company ("Seller"); and

WHEREAS, an appraisal of the Property was received on September 16, 2009 by Rick Hill, State Certified Appraiser, who indicated the value of the Property to be \$10,000; and

WHEREAS, the Seller has agreed to accept \$9,900 in accordance with NSP requirements; and

WHEREAS, the required Environmental Review Record ("ERR") report is being prepared by the City's Housing and Community Development Department, and the acquisition of the subject property is conditioned upon the ERR result being a Finding of No Significant Impact; and

WHEREAS, the City shall not pay more than \$7,500 in closing costs; and


WHEREAS, after acquisition and rehabilitation or reconstruction, the Property will become a part of the City's Affordable Housing Program in accordance with the requirements of HUD, HERA and the NSP, and it will be sold in accordance with Section 2301(d)(2) of HERA; and

WHEREAS, the aforementioned Section 2301(d)(2) directs that if an abandoned or foreclosed-upon home or residential property is purchased, reconstructed, or otherwise sold to an individual as a primary residence, then such sale shall be in an amount equal to or less than the cost to acquire and reconstruct or rehabilitate such home or property up to a decent, safe, and habitable condition.

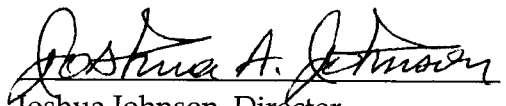
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to purchase under the Neighborhood Stabilization Program, one (1) bank-owned, foreclosed and unoccupied property located at 726 - 30th Avenue South, St. Petersburg, for the sum of \$9,900; to pay closing related costs not to exceed \$7,500; to rehabilitate or reconstruct the property for an amount not to exceed \$100,000; and to sell the property in accordance with the requirements of the Department of Housing and Urban Development, and Section 2301(d)(2) of Housing and Economic Recovery Act 2008; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

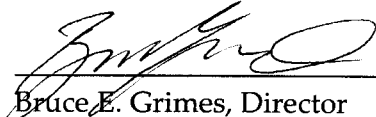
LEGAL

  
\_\_\_\_\_  
City Attorney (Designee)

APPROVED BY:

  
Joshua Johnson, Director  
Housing & Community Development

APPROVED BY:

  
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Bruce E. Grimes, Director  
Real Estate & Property Management