



Legislation Details (With Text)

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Title: Contract for Purchase and Sale of Real Property - Airport Industrial Park (B)

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property in the City's Airport Industrial Park to facilitate a UF Health Sterile Processing Center.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 210484.A_City Airport Agreements on AIP_20211118.pdf_20211118, 2. 210484.B_Airport Acreage Both Parcels 2021-121-3.pdf_20211118, 3. 210484.C_10-7-21 Revised Vacant Land Contract Gainesville Airport Industrial Park Property with Addendum 1_20211118, 4. 210484.D_Santang.Shands.AirportInd.9.25.21.pdf_20211118

Date	Ver.	Action By	Action	Result
11/18/2021	1	City Commission	Approved as Recommended	Pass
11/4/2021	1	City Commission	Approved as Recommended	

Contract for Purchase and Sale of Real Property - Airport Industrial Park (B)

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property in the City's Airport Industrial Park to facilitate a UF Health Sterile Processing Center.

On November 1, 2021, staff received a contract from Shands Teaching Hospital and Clinics Inc. regarding the proposed acquisition of property in the City Airport Industrial Park.

The proposed acquisition of the subject property (Parcel ID # 08162-005-000 and the northeastern portion of tax parcel #08161-003-000) would be to facilitate the development of a UF Health Sterile Processing Center.

Proposed terms of the Contract are as follows:

- Purchase price of \$312,500 for the 8.3 acre more or less lot or \$37,650 per acre
- Buyer funds AIP lot line adjustment to accommodate disposition
- Acceptable Title/Survey
- City/Airport approval of proposed site plan and building permits
- Seller agrees to indemnify Buyer for pre-existing environmental condition
- 90 day due diligence (feasibility study) period
- Closing to occur 60 days following due diligence (feasibility study) period

The subject property will need to be processed through the City's land regulatory process as a lot line adjustment and this will allow remaining property 6.3 acre more or less lot immediately to the west to be acquired by an existing food distribution business that has expressed interest concurrently.

In terms of background, the City of Gainesville over time has sold property fee simple in the Airport Industrial Park to assist in retaining, expanding and attracting industrial development. The proceeds of the sale by prior agreement go to the Gainesville Regional Airport.

The Airport Industrial Park represents an economic development partnership between the City and Airport. In this case the benefit would primarily derive from the provision of jobs which is reported as 140 full time staff and a net of 67 with transfer of 73 full time staff from other on-site UF Health Departments as well as additional surgical growth at UF Health that can serve growing community needs.

The development of the subject property would be in keeping with the City's development review process/procedures and the recorded Airport Industrial Park Deed Restrictions.

The Gainesville Alachua County Regional Airport Authority (GACRAA) provided their initial consent to the sale at their regular meeting on September 30, 2021.

Strategic Connection

Goal 4: Resilient Local Economy...increase the number of successful and sustainable, small and locally owned businesses.

The purchase price offered for Parcel ID # 08162-005-000 and the northeastern portion of tax parcel #08161-003-000 is \$312,500 or \$37,650 per acre which is generally in line with the industrial market for property in this area based upon a recent appraisal.

The City Commission direct: 1) the City Manager to execute the Contract for Purchase and Sale of Real Property regarding Parcel ID #08162-005-000 and the northeastern portion of tax parcel #08161-003-000 in the Airport Industrial Park and all related documents subject to approval of form by the City Attorney.