

**RESOLUTION 16-115**

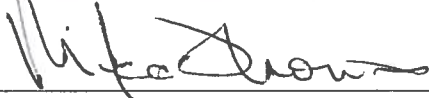
**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A TASK ORDER WITH CHANDLER & ASSOCIATES, INC. FOR APPRAISALS FOR THE FBR SEGMENT 3/HIGHWAY 79 PROJECT IN THE AMOUNT OF \$19,800; AUTHORIZING EXECUTION AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED** that the appropriate officers of the City are authorized but not required to accept and deliver on behalf of the City that certain Task Order 16 between the City and Chandler & Associates, Inc., relating to appraisal services for Front Beach Road Segment 3/Highway 79 project, in the total amount of Nineteen Thousand, Eight Hundred Dollars (\$19,800), in substantially the form attached and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

**THIS RESOLUTION** shall be effective immediately upon passage.

**PASSED** in special session this 25<sup>th</sup> day of August, 2016.

**CITY OF PANAMA CITY BEACH**

By:   
Mike Thomas, Mayor

**ATTEST:**

  
Diane Fowler, City Clerk



## CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

**1. DEPARTMENT MAKING REQUEST/NAME:**

FBR CRA/Kelly Jenkins

**2. MEETING DATE:**

August 25, 2016

**3. REQUESTED MOTION/ACTION:**

Approve Resolution for FBR S3/Highway 79 appraisal services with Chandler and Associates

**4. AGENDA**

PRESENTATION   
PUBLIC HEARING   
CONSENT   
REGULAR

**5. IS THIS ITEM BUDGETED (IF APPLICABLE)?** YES  NO  N/A   
BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED YES  NO  N/A

**6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)**

City Staff has been directed to begin efforts to acquire ROW for the Front Beach Road Segment 3/Highway 79 project. The plans are substantially complete, and indicate 6 parcels will need to be acquired in their entirety for the project.

The City has a Master Services Agreement with Chandler and Associates for appraisal services necessary for the Front Beach Road Community Redevelopment Projects, and his proposal for this work is attached.

Obtaining appraisals for these properties will confirm the City's budgetary needs for its larger ROW acquisitions for this parcel, and enable staff to approach landowners to begin negotiating a purchase of those properties.

A Resolution approving a Task Order for this work is attached for the Council's approval.

COMBINED TASK ORDER AND  
NOTICE TO PROCEED

TASK ORDER NO. 16

DATE August 18, 2016

Reference is made to that certain MASTER SERVICES AGREEMENT BETWEEN CITY OF PANAMA CITY BEACH AND CHANDLER AND ASSOCIATES, INC. RELATING TO PROFESSIONAL APPRAISAL SERVICES FOR THE CITY'S FRONT BEACH ROAD COMMUNITY REDEVELOPMENT PROJECT dated January 26, 2006, (the "Agreement"), the terms, conditions and definitions of which are incorporated herein as if set forth in full. Neither party is in breach of the Agreement.

1. Pursuant to the Agreement, Appraiser agrees to perform the specific professional appraisal tasks set forth upon incorporated Attachment A, Scope of Services, to assist the City's acquisition of land to effect improvements to certain transportation corridors within the City.

2. Appraiser's compensation shall be paid in monthly installments to reflect completed appraisals as specified in the Agreement. Appraiser's compensation for the services to be provided under this Task Order shall be determined as follows, as reflected in Attachment A.

- GEM, LLC – Parcel 33453-000-000 \$ 1,800
- GEM, LLC – Parcel 33451-000-000 \$ 3,950
- GEM, LLC – Parcel 33454-010-000 \$ 1,800
- Dennis Weaver – Parcel 33452-000-000 \$ 1,800
- Tote Holdings – Parcel 32779-000-000 \$ 3,950
- Tote Holdings – Parcel 32780-000-000 \$ 6,500
- **Total Compensation** **\$19,800**

3. Appraisal work shall begin on \_\_\_\_\_, 2016, and shall be substantially completed within 30 to 45 days. There are no additional rights and obligations related to this Task Order other than as specified in the Agreement.

Upon execution of this Task Order by both Appraiser and City, Appraiser is directed to proceed.

IN WITNESS WHEREOF the parties have caused these presents to be executed in their names on the date shown.

Witness:

CHANDLER & ASSOCIATES, INC.

\_\_\_\_\_  
\_\_\_\_\_

By: Randy Chandler  
Its: President  
Date: \_\_\_\_\_

CITY OF PANAMA CITY BEACH, FL

ATTEST:

By: \_\_\_\_\_  
Mario Gisbert, City Manager  
Date: \_\_\_\_\_

\_\_\_\_\_  
Diane Fowler, City Clerk

# CHANDLER & ASSOCIATES, INC.

REAL ESTATE APPRAISERS  
11 West 23<sup>rd</sup> Street, Building D  
Panama City, Florida 32405  
(850) 769-9455 office  
(850) 872-9476 fax

RANDALL C. CHANDLER, MAI  
PRESIDENT

August 2, 2016

Ms. Amy Myers  
Assistant City Attorney  
Harrison, Sale, McCloy  
304 Magnolia Avenue  
Panama City, Florida 32401

Re: Appraisal services  
Front Beach Road - Segment 3 / Hwy 79  
Panama City Beach, Florida

Dear Ms. Myers:

As per your request, I am writing to provide a proposal for the appraisal of six whole takings for the above referenced project. The following table itemizes the proposed fees for each acquisition.

<u>Ownership</u>	<u>Street Address</u>	<u>Tax Parcel #</u>	<u>Property Type</u>	<u>Fee</u>
GEM, LLC	287 Arnold Road	33453-000-000	Vacant site and ice business	\$ 1,800
GEM, LLC	303 Arnold Road	33451-000-000	Restaurant	\$ 3,950
GEM, LLC	514 Granada Circle	33454-010-000	Vacant site	\$ 1,800
Dennis Weaver	291 Arnold Road	33452-000-000	Vacant site	\$ 1,800
Tote Holdings	17140 Front Beach Rd	32779-000-000	Restaurant	\$ 3,950
Tote Holdings	17138 Front Beach Rd	32780-000-000	Gas station and convenience store	<u>\$ 6,500</u>
<b>Total Fee</b>				<b>\$19,800.</b>

Note: The above fees are for the appraisal of the real property only. The fees do not include the valuation of the movable furniture, fixtures, and equipment or intangibles such as business value. The ice business improvements located on 287 Arnold Road will be treated as personal property.



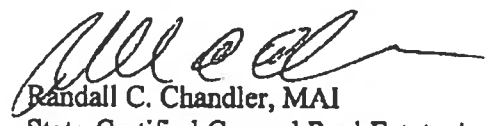
RANDALL C. CHANDLER, MAI  
STATE CERTIFIED GENERAL REAL ESTATE APPRAISER  
NO. RZ0000156

Attachment A

Please allow 30 to 45 days to complete all of the appraisals. I sincerely appreciate the opportunity to submit this proposal. If you have any questions or comments regarding this letter, please do not hesitate to advise. If you wish to incorporate a personal property appraisal, please let me know and I will obtain a fee quote from a reliable equipment appraiser. As the acquisitions involve whole takes, you will not likely need to have the business and intangible assets appraised.

Respectfully submitted,

CHANDLER AND ASSOCIATES, INC.



Randall C. Chandler, MAI  
State-Certified General Real Estate Appraiser RZ156