

A special meeting of the City Commission of the City of Apalachicola was held on Tuesday, June 12, 2018 at 6:00 PM at Holy Family, 230 7th Street, Apalachicola, Florida.

Present: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Brenda Ash, Commissioner Anita Grove, City Administrator Lee Mathes, City Attorney Pat Floyd

Visitors: Diane Brewer, Jim Bachrach, Augusta West, Greg Russell

Special meeting opened by Mayor Johnson.

Mayor Johnson stated at the June 5th meeting, a motion was made to withdraw the bid process for the sale of the old fire station. Because no one knows how long it will take for the fire station to sell, there may be another option to expedite the sale of City properties.

Greg Russell stated his company auctions surplus equipment and property of other various governmental entities. Mr. Russell stating holding an auction creates a sense of urgency; all sales are done within a day, and are final within 30 days. Mr. Russell stated the City would compile a list of properties to sell, and the preparation process takes up to about 30 days prior to holding the auction.

Commissioner Grove stated the auction would need to reach a broad amount of people in order for it to really be successful.

Mayor Johnson stated the City needs to expedite the sale of properties in order to get back in the good graces of the State of Florida.

Mr. Russell stated the sale could be as early as September, but it could be even earlier than that also. Mr. Russell he would want to really advertise the auction so the City could get the best possible price. Mr. Russell stated there would be no upfront costs and the City would be charged 5% of the proceeds.

Attorney Floyd stated the City should advertise for auction companies in order to get competitive bids.

Mr. Russell explained the auction process.

Diane Brewer stated there are some parcels that will have challenges associated with them.

Commissioner Ash stated the Commission needs to stick to a plan and proceed with a plan.

Commissioner Grove stated it is not wise to make a quick decision.

Commissioner Ash stated the City needs to maximize our assets and get the best bang for our buck.

Mayor Johnson stated the Commission can set a minimum price for each parcel.

Ms. Brewer stated the Commission has already approved to advertise for a broker RFP. Whether properties are marketed as a group or individually, the process is the same.

Mr. Russell stated if the City proceeds with a broker, the process can take 3 to 4 years to sell all the property.

Mayor Johnson stated the City needs to define the list. Mayor Johnson stated the Commission has already voted to advertise for broker RFP, but now the list needs to be defined.

Attorney Floyd stated the City is trying to advertise or persons who would assist the City in the sale of certain City properties. The City can define the properties for sale, provide a list to solicit bids from and the city doesn't have to provide a title to every piece of property.

Augusta West stated the City could sell properties in stages.

Commissioner Elliott stated the old fire station is the most attractive piece of property the City owns at this point, but we need a current appraisal.

Commissioner Grove stated she doesn't want to list all the City properties for sale.

Mayor Johnson recommends the City proceed with the bid advertisement for the fire station and consider that Phase 1, Phase 2 can be the properties in the residential areas, and also proceed with the RFP advertisement for either a broker or auction company.

Jim Bachrach stated the State is waiting for the City to take some sort of action toward decreasing its debt.

Attorney Floyd clarified that the City has already put out an ad to accept bids for the Fire Station and that would be considered Phase 1. Phase 2 would be to put out an ad for a request for proposals for a brokerage firm or auctioneer to conduct the sale of other City properties once a list has been finalized. Attorney Floyd stated the City has the right to reject any and all bids, so if the Commission doesn't like the bids received on the Fire Station, then the Fire Station can also be incorporated within the list of properties. The person awarded the RFP for the broker or auctioneer can package the properties as they see fit so the City will receive the most benefit.

Mayor Johnson stated a motion needs to be made to rescind the motion made in the June 5th regular meeting to cancel the ad for accepting bids for sale of Fire Station.

Motion to rescind motion from June 5th meeting to cancel ad for accepting bids for sale of Fire Station and proceed with accepting bids made by Commissioner Ash, second by Commissioner Elliott.

Motion carried 4 to 0.

Voting Aye: Elliott, Ash, Grove, Mayor Johnson

Voting Nay: None

Motion to move forward with placing ad for Request for Proposals for a broker or auctioneer to assist with the sale of City properties, including Fire Station if bids are not accepted, made by Commissioner Ash, second by Commissioner Elliott.

Motion carried 4 to 0.

Voting Aye: Ash, Grove, Elliott, Mayor Johnson

Voting Nay: None

There being no further business, special meeting adjourned.

Van W. Johnson, Sr., Mayor

Lee Mathes, City Administrator