

ORLANDO • MELBOURNE INTERNATIONAL AIRPORT • MLB

FROM THE OFFICE OF MR. GREG DONOVAN, A.A.E.
EXECUTIVE DIRECTOR

Memorandum

To: Chairman – Members
Melbourne Airport Authority

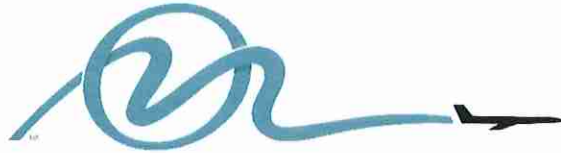
From: ^{GD} Mr. Greg Donovan, A.A.E.
Executive Director

Date: April 1, 2021

Subject: Special Board Meeting of the Melbourne Airport Authority

Please be advised that there will be a Special Meeting of the Melbourne Airport Authority on Wednesday, April 7, 2021 at 8:30 a.m.

This will be a one-item agenda regarding the approval of the sale of property to the City of Melbourne for the centralized police headquarters building.



MELBOURNE AIRPORT AUTHORITY BOARD MEETING

AGENDA – Special Meeting

April 7, 2021 at 8:30 AM

Orlando Melbourne International Airport Terminal

Pledge of Allegiance

Action Items

Item A-1 Recommendation for Approval of the Sale of up to ±15.32 Acres.

The City of Melbourne has been approved to build a centralized police headquarters building and has selected 14.03 acres of airport property as the location for this facility. Airport staff has reviewed the City's request to purchase this property and has determined there to be no future operational need. As such, Airport staff will submit a request to the Federal Aviation Administration (FAA) for a formal Land Release, which the sale will be contingent upon. City staff and Airport staff have collaborated in this effort and have agreed to the below terms of the sale:

Location:	Parcel ID: 27-37-33-00-1 (14.03 acres at the Corner of NASA Boulevard and Dr. Reverend Martin Luther King Jr. Boulevard) Parcel ID: 27-37-33-00-1 (1.29 acres adjacent to the parcel above)
Size:	15.32 acres total
Appraisal 1 Value:	\$3,638,500 for 15.32 acres (\$237,500.00 per acre)
Appraisal 2 Value:	\$3,676,582 for 15.32 acres (\$239,985.77 per acre)
Proposed Sale Price:	\$3,229,962.50 for the 14.03 acres including the deduction as explained below and \$307,978.31 for the 1.29 acres (the purchase prices were determined by splitting the per acre cost of the appraisals to derive a fair market value of \$238,742.87 per acre)

There is an existing stormwater treatment pond on the property that is believed to capture outfall from a dry retention pond that serves the adjacent property leased by another airport tenant. Airport and City staff have been working with the St. Johns River Water Management District (SJRWMD) to determine if the stormwater treatment pond can be abandoned and the outflow piped to another existing pond. If abandonment is possible, the City would then purchase the adjacent 1.29-acre parcel for the agreed-upon price of \$307,978.31. If that is not possible or if it is not approved by SJRWMD or the Authority, the existing pond will be relocated onto the 1.29 acres and remain Airport property with the relocation cost of \$119,600 being deducted from purchase price. If the relocation should cost more than \$119,600, both the Airport and the City will be responsible for 50 percent of the cost of the overage. If the relocation should cost less than the estimated amount, then the City will reimburse the Airport the difference in cost. The City is responsible for the physical relocation as part of its construction project.

Staff recommends the approval of the sale of up to ±15.32 acres, subject to inclusion of utility easements, approval from the Federal Aviation Administration, final approval from Melbourne City Council, and authorization for the Executive Director to execute all necessary documents to affect the sale and transfer.

Pursuant to 286.0105, Florida Statutes, the Airport hereby advises the public that if a person decides to appeal any decision made by the Airport Authority with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Airport (723-6227) at least 48 hours prior to the meeting.