

## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Update on Status of Five Points Government Center Land Acquisition

**DEPARTMENT:** Administrative Services

**DIVISION:** Support Services

**AUTHORIZED BY:** Steve Howard

**CONTACT:** Meloney Lung

**EXT:** 5256

**MOTION/RECOMMENDATION:**

Staff is updating the Board regarding properties under consideration for acquisition to expand the Five Points Government Center.

County-wide

Meloney Lung

**BACKGROUND:**

On February 14, 2006, the Board directed staff to pursue the six properties located adjacent to the Five Points Government Center (FPGC). They included Allstate, Auto World, Blue Book Auto, Flowers Bakery, The Recovery House and Lake Minnie Plaza properties. Staff received further direction to concentrate on Allstate, Blue Book Auto and the Recovery House. Appraisals have been completed on these three properties.

Support Services has processed the County's purchase of two properties to assist with the development of the FPGC. On October 11, 2005, the BCC authorized staff to purchase the OK Corral property, an adjacent property within the FPGC. The closing occurred on October 27, 2005. On June 27, 2006, the BCC authorized staff to purchase Auto World and the closing occurred on July 20, 2006. This property was one of the original six properties identified for the FPGC expansion.

On April 10, 2007, the Board approved a contract with PBS&J for property acquisition services. PBS&J has made contact with Allstate, Blue Book Auto and the Recovery House. Two additional properties, David Maus Toyota and Bill Ray Nissan, have also become available. Below is a matrix indicating the status of each property:

<b>Owner</b>	<b>Appraised Value</b>	<b>Status</b>
Allstate	\$575,000	PBS & J has spoken to owner and he has indicated a willingness to sell for double the appraised value.
Blue Book Auto	\$2,400,000	PBS & J spoke with the owner – they have no interest in selling.
Recovery House	\$800,000	PBS & J spoke with the owners and they are willing to consider selling. We have requested to exchange appraisals and the Recovery House is seeking assistance with

		locating a new site.
David Maus Toyota	\$6,340,000	Negotiated an agreement with New Beginnings Church and expect to close in July 2007.
Bill Ray Nissan	\$4,694,000	Staff has requested a copy of their appraisal.

The Land account has approximately \$10,000,000 remaining to be used for surveys, appraisals, environmental assessments, land purchases and closing costs.

**STAFF RECOMMENDATION:**

Staff is seeking direction from the Board regarding prioritization of pursuing any of the properties under consideration for acquisition to expand the Five Points Government Center based on the current level of funding. Staff also recommends the Blue Book Auto property be removed from the potential acquisition list due to the owner having no interest in selling.

<p><b>Additionally Reviewed By:</b> No additional reviews</p>
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