

Indian River County, Florida  
Solid Waste Disposal District  
Board Memorandum

**Date:** November 1, 2021

**To:** Jason E. Brown, County Administrator

**From:** Matthew Jordan, Interim Director of Utility Services

**Prepared By:** Himanshu H. Mehta, PE, Managing Director, Solid Waste Disposal District

**Subject:** Approval for Sale of SWDD Property to MWI

**Descriptions and Conditions:**

On March 6, 2018, the Indian River County (IRC) Solid Waste Disposal District (SWDD) Board approved the sale of 12.46 acres of SWDD property to Moving Waters Inc. (MWI) based on their interest in expanding their business in IRC. On March 24, 2021, MWI President, Dana Eller, submitted the attached letter of interest to the County Administrator to purchase 10 acres of SWDD property due west of their existing property located at 7577 SW 9th Avenue.

The parcel of property that MWI is interested in is 39.75 acres, which was acquired in 1996 at an approximate cost of \$36,000 per acre. However, since MWI is only interested in 10 out of the 39.75 acres, the County Surveyor first prepared a new site survey of the adjacent 10 acres in May 2021. Staff then obtained an appraisal from Armfield-Wagner Appraisal & Research, Inc. in June 2021, which valued the property at \$480,000.

On July 19, 2021, MWI Vice-President, Marc Boudet, submitted the attached offer letter to the County Administrator to purchase the 10 acres for \$450,000. MWI indicated that their intention is to expand their current facility and will require these 10 acres for the following reasons:

1. Add 15-20,000 square foot manufacturing and office space.
2. Add 15-25 new jobs.
3. Re-locate equipment and accessories from other MWI locations to this new parcel.
4. Allows for future expansion as the need arises.
5. MWI can increase its manufacturing space on its existing property and add more jobs to our Line Shaft and Repair Division.

The purpose of this agenda item is for the SWDD Board to approve the sale of 10 acres of SWDD property to MWI.

**Analysis:**

The last 20 years have seen significant changes in the landfill permitting process. When the 39.75-acre parcel was originally purchased in 1996, the master plan for the landfill called for the future use of the

property at hand. The most recent 2014 master plan, along with the 2016 landfill operations permit, maintains future landfill expansion south of the C-5 Canal, which excludes all of the northern parcels along Oslo Road, including the MWI property. Thus, the current SWDD property can be surplus as it is no longer needed for SWDD purposes.

While the current offer is slightly less than the appraisal, three factors were considered in evaluating the offer from MWI. First, the current property is undeveloped and unimproved, and the offer is higher than the original purchase price. Second, staff has included certain restrictions in the deed for the next 10 years to protect SWDD, i.e. we have the first right of refusal if MWI decides to sell the property. Third, MWI has plans to expand this facility due to increasing business in the area. Thus, by selling the property and returning it to the tax rolls, the County provides an economic development benefit to the community while continuing to receive tax revenue with additional employment opportunities for local citizens. Florida Statute §125.045 provides that a county may convey real estate to encourage the expansion of existing businesses. Due to the economic incentive offered to the County, public bidding is not required for sale of this property.

**Funding:**

The sale of this property for \$450,000 would be placed in the SWDD/Cash Proceeds – Fixed Asset Disposal account, No. 411038-364044.

<b>Description</b>	<b>Account Number</b>	<b>Amount</b>
SWDD/Cash Proceeds – F/A Disposal	411038-364044	\$450,000

**Recommendation:**

Solid Waste Disposal District (SWDD) staff recommends that its Board approve the following:

- a) Staff recommends the Board approve MWI’s offer to purchase the 10-acre parcel and authorize the Chairman to sign the Contract, County Deed, and any other closing documents on behalf of the SWDD Board.

**Attachment (s):**

- Letter from MWI – March 24, 2021
- Letter from MWI – July 19, 2021
- Agreement to Purchase and Sell Real Estate with Exhibits A and B