




INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

TO: Jason E. Brown, County Administrator 

THROUGH: Richard B. Szyrka, P.E., Public Works Director 

FROM: Monique Filipiak, Land Acquisition Specialist 

SUBJECT: Sale of Indian River County Annex Building a/k/a Old Library
1028 20th Place, Vero Beach, Florida 32960

DATE: August 9, 2017

DESCRIPTION AND CONDITIONS

Youth Guidance Donation Fund of Indian River County, Inc. has been leasing a portion of the Annex Building since 2012. Youth Guidance approached the County in reference to purchasing the Annex Building in order to continue operations at the location. They made an offer of \$225,000.

The building was appraised by Armfield Wagner Appraisal, Inc. The "as is" appraised value is \$350,000. The building is in need of repairs and maintenance to the roof and air-conditioning systems, and the repairs are estimated to be \$200,000.00

The proceeds from the sale will be used in accordance with Ordinance No. 92-07 placing restriction on the proceeds from the sale of the old library site. In addition, Florida State Statues Section 125.38 allows for the private sale for the purposes of promoting community interest and welfare to a not for profit organization for such price as the board may fix.

An addendum to the Agreement to Purchase and Sell Real Estate is being drafted to include the phones and furniture being included in the sale.

RECOMMENDATION

Staff recommends approval of the sale of the Annex Building to Youth Guidance and recommends adopting the Resolution and authorizing the Chairman to execute the Agreement to Purchase and Sell Real Estate.

ATTACHMENTS

One Original Agreement to Purchase and Sell Real Estate
One Original BOCC Resolution

APPROVED AGENDA ITEM FOR: August 15, 2017