



Office of
**INDIAN RIVER COUNTY
ATTORNEY**

Dylan Reingold, County Attorney
William K. DeBaal, Deputy County Attorney
Susan J. Prado, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners

FROM: Dylan Reingold, County Attorney

DATE: March 11, 2020

SUBJECT: Letter of Intent to Purchase Property for Animal Services Facility at 210 Old Dixie Highway

BACKGROUND.

On March 10, 2020, the Indian River County Board of County Commissioners authorized County staff to move forward with the purchase or lease of property to house animals by the Animal Services Division. Since that time, County staff has negotiated a Letter of Intent to Purchase for the property located at 210 Old Dixie Highway. The property consists of a 3,250 square foot warehouse and a 5,066 square foot office/shop on 0.56 acres of land. The Letter of Intent contemplates the County occupying the property by May 1st, with a lease in place by April 1st while sale is pending. The rent during the lease would be \$5,500 per month. The ultimate purchase price would be \$650,000.00, which would be contingent upon typical due diligence requirements such as appraisals and environmental reports. The County would have 45 days from the effective date to examine the property, and then have 30 days after the due diligence period to close.

FUNDING.

A budget amendment will be necessary to fund these expenses if approved by the Board. Funding in the amount of \$650,000.00 for the purchase of the property along with an additional \$213,975 for initial capital purchases will be provided from Optional Sales Tax/Cash Forward-Oct 1st. The operating costs for the period of May 1 through September 30 in the amount of \$244,359 will be provided by General Fund/Cash Forward-Oct 1st. After the initial capital investments are made, staff estimates the annual cost of operating the Animal Services facility to be \$586,460.

RECOMMENDATION.

The County Attorney's Office recommends that the Indian River County Board of County Commissioners approve and authorize the chair to execute the Letter of Intent to Purchase for the property located at 210 Old Dixie Highway and any other documents necessary to effectuate the terms of the Letter of Intent to Purchase, including the lease and purchase and sale agreement.

ATTACHMENT.

Letter of Intent to Purchase