



Office of the
**INDIAN RIVER COUNTY
ADMINISTRATOR**

Jason E. Brown, County Administrator
Michael C. Zito, Assistant County Administrator

MEMORANDUM

TO: Members of the Board of County Commissioners

FROM: Jason E. Brown
County Administrator

DATE: June 19, 2017

SUBJECT: Indian River County Annex Building
1028 20th Place, Vero Beach, Florida

The Indian River County Annex Building has been used for many years to house the Ag Extension Service, the Housing Authority and Section 8 Operations, and Youth Guidance. Recently Ag Extension Service and Housing Section 8 Operations were moved into office space in Building B of the County Administration Complex.

At this time, repairs and maintenance are needed to the roof and air-conditioning systems of the building and are estimated at \$200,000. An appraisal of the building was conducted by Armfield-Wagner Appraisal & Research, Inc. The “as is” appraised value as of May 7, 2017, is \$350,000. Youth Guidance has expressed an interest in purchasing the Annex Building in order to continue operations in that location, and have made an offer of \$225,000.

Originally, the City of Vero Beach was the owner of this property which housed the Library. In 1988, by quit claim deed, the City of Vero Beach deeded the property to Indian River County with restrictions. In 1992, the City of Vero Beach executed a new quit claim deed removing the restrictions, and the Indian River County Board of County Commission adopted restrictions by Ordinance on the proceeds from the sale of the site. The restrictions state that “proceeds from said sale shall be used by the County for books, furniture, and equipment for the library system.”

Staff is supportive of the sale of the Annex Building to Youth Guidance. Florida State Statutes 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.

Recommendation:

Staff recommends the sale to Youth Guidance of the Indian River County Annex Building for the offered price of \$225,000 with proceeds used in accordance with Ordinance No. 92-07 placing restrictions on the proceeds from the sale of the old library site.

Attachments:

Quit Claim Deed dated April 19, 1988
Quit Claim Deed dated January 13, 1992
Ordinance No. 92-07 dated March 10, 1992