

**Indian River County, Florida
Department of Utility Services
Board Memorandum**

Date: September 8, 2022
To: Jason E. Brown, County Administrator
From: Sean C. Lieske, Director of Utility Services
Prepared By: Robert J. Tobar, EI, Utility Design Engineer
Subject: Purchase Agreement between Indian River County Habitat for Humanity, Inc., and Indian River County

Description and Conditions:

Indian River County Habitat for Humanity, Inc., (HFH) owns a 0.24-acre parcel located at 8685 61st Drive and a 0.25-acre parcel located at 8695 61st Drive, both located in Vero Beach. Staff contacted Jeffrey Francisco, Director of Outreach and Impact, to purchase the two parcels. The subject properties are vacant residential lands located on the north-east end of 61st Drive, off of County Road (CR) 510. The County’s intent is to use these parcels for a lift station, which is needed for the proposed West Wabasso Phase 3A Septic to Sewer project.

Indian River County Department of Utility Services (IRCDUS) obtained an appraised value of \$10,000 for 8685 61st Drive and \$10,000 for 8695 61st Drive. HFH obtained an appraisal of \$13,000 for 8695 61st Drive. After negotiating, both parties verbally agreed to exchange 8685 61st Drive for \$10,000 and 8695 61st Drive for \$11,500. Included with this purchase agreement is the County paying an estimated transactional cost of \$718.62. The purchase agreement (\$21,500.00) and transactional costs (estimated \$718.62) total \$22,218.62.

Funding:

Funds in the amount of \$22,218.62 are available in the Utilities impact fee funds, Impact Fee/West Wabasso Sewer Phase 3 account, number 472-169000-21512. Utilities impact fee funds are generated from impact fees.

Account Name	Account Number	Amount
Impact Fee/West Wabasso Sewer Phase 3	472-169000-21512	\$22,218.62

Recommendation:

Staff recommends the Board of County Commissioners approve the Purchase Agreement in the amount of \$21,500.00, with an estimated \$718.62 in transactional fees to be paid by the County for purchase of the 0.24-acre parcel located at 8685 61st Drive, Vero Beach, FL 32967 and 0.25-acre parcel located at 8695 61st Drive, Vero Beach, FL 32967, and authorize the Chairman to execute the purchase agreement on their behalf.

Attachments:

Purchase Agreement