

### OMB Granicus Review

|                      |  |                   |    |              |          |
|----------------------|--|-------------------|----|--------------|----------|
| <b>Contract Name</b> | Contract for Sale and Purchase between the County and 2500 34th Street, LLC for the acquisition of the South County Service Center Building. |                   |    |              |          |
| <b>GRANICUS</b>      | 24-1157D   | <b>Contract #</b> | NA | <b>Date:</b> | 11.27.24 |

**Mark all Applicable Boxes:**

| Type of Contract |          |              |  |              |  |                |  |                |         |
|------------------|----------|--------------|--|--------------|--|----------------|--|----------------|---------|
| <b>CIP</b>       | <b>X</b> | <b>Grant</b> |  | <b>Other</b> |  | <b>Revenue</b> |  | <b>Project</b> | 004992A |

**Contract information:**

|                           |         |   |                 |
|---------------------------|---------|---|-----------------|
| <b>New Contract (Y/N)</b> | N       | <b>Original Contract Amount</b>             | \$10,177,062.92 |
| <b>Fund(s)</b>            | 3001    | <b>Amount of Change</b>                     | NA              |
| <b>Cost Center(s)</b>     | 411100  | <b>Contract Amount</b>                      | \$10,177,062.92 |
| <b>Program(s)</b>         | 3006    | <b>Amount Available</b>                     | \$0.00          |
| <b>Account(s)</b>         | 5XXXXXX | <b>Included in Applicable Budget? (Y/N)</b> | N*              |
| <b>Fiscal Year(s)</b>     | FY25    |   |                 |

#### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

This item is for the approval and execution by the County Administrator of the Contract for Sale and Purchase between the County and 2500 34th Street, LLC (Seller) for the Acquisition of South County Service Center building (Building) situated on County owned parcel #10-31-16-82161-001-0010 at 2500 34th Street N., St. Petersburg, FL 33713, as depicted on Attachment B.

On February 27<sup>th</sup> , 2018, the County entered into a Lease Agreement requiring Seller, 2500 34th St. LLC, to develop a new 40,000 sq. ft facility. Exhibit E of the agreement provided the County with the option to lease to purchase. On November 19<sup>th</sup> , 2024, the Board of Commissioners (BCC) approved the exercise of the option to lease to purchase in the amount of \$10,177,062.92, and permitted the County administrator the authority to execute the transaction (Granicus Item 24-1648A). This Granicus item is for the execution of the Contract for Sale and Purchase by the County Administrator. The agreed upon sale price is \$10,177,062.92.

Pending approval and execution by the County Administrator, a check request will be submitted by the department. This check request includes the agreed upon sale price of the property \$10,177,062.92 and \$31,020.00 for title services needed with American Government Services Corp for a check request total of \$10,208,082.92. The title services with American Government Services Corp does not impact the agreed upon purchase price of this property but is a part of the overall South County Service Center Replacement/Purchase Project costs.

Funding for South County Service Center Replacement/Purchase Project 004992A is not available in the current fiscal year. Funding is contingent on approval of the FY25 carryforward by the BCC. The FY25 carryforward will roll over approximately \$10,177,000.00 and identify a funding source for the remainder amount of \$31,082.92. Should the Carry-Forward Amendment not be approved by the Board after payment is made to the seller, this expenditure will be unbudgeted and effect the ability to fund other projects and the available fund balance in the Capital Projects Fund.

**NOTE FROM CHRIS ROSE (after this OMB Granicus Review was written): The \$31,020.00 for title services has been removed from this request. It will be paid from the Real Estate operating budget. Therefore, this check request is only for the agreed upon sale price of the property of \$10,177,062.92.**

**Analyst:**  
Gabiella Gonzalez

**Ok to Sign:** ☒