



Staff Report

File #: 17-133A, **Version:** 1

Agenda Date: 8/1/2017

Subject:

Award of bid to William L. Kochenour II for the sale of real property at 2431 Tampa Road, Palm Harbor.

Recommended Action:

Award of bid to William L. Kochenour II for the sale of real property located at 2431 Tampa Road, Palm Harbor on the basis of being the sole responsive, responsible bidder meeting specifications. Chairman to sign and Clerk to attest.

It is also recommended that prior to closing, a County Deed be approved as to form by the Office of the County Attorney for the Chairman to sign and the Clerk to attest.

Bid no. 167-0195-B (RG) in the amount of \$426,000.00.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers
5.2 Be responsible stewards of the public's resources

Summary:

This bid is for the sale of real property located at 2431 Tampa Road, Palm Harbor. The solicitation netted one (1) bid response in the amount of \$426,000.00. The bid submittal included a deposit in amount of \$23,800.50 which shall be credited as part of the purchase price upon closing.

Upon approval, the transaction shall be closed within ninety (90) calendar days, as defined in the Contract for Sale and Purchase.

Background Information:

The property was initially purchased by the County in 1994 to house a Utilities Department Customer Service Center and years later, a County Connection Center.

On October 26, 2010, the Board of County Commissioners declared the above referenced County-owned property as surplus and granted authorization to advertise and sell the property. Through invitation to bid, the building was leased to Brightway Insurance from 2011 to 2016.

The property was appraised in July 2016 for \$440,000 and the minimum bid was established at \$425,000.

An Invitation to Bid for the sale of the property was released by the Purchasing Department on February 21, 2017 through the Demandstar solicitation web portal. In addition, the bid was advertised in the Business Observer on March 3rd and March 10th.

Fiscal Impact:

Revenue from the sale is \$426,000.00.

Sale proceeds will be placed in the Pinellas County Utilities Water Enterprise Fund.

Staff Member Responsible:

Andrew Pupke, Director Real Estate Management Department

Joe Lauro, Director, Purchasing Department

Partners:

N/A

Attachments:

Contract for Sale and Purchase

Bid Tabulation