OMB Granicus Review

Granicus Title	Written notice that the County is exercising its option to purchase real property from						
	the Blanche K. "Pip" Whitesell Revocable Trust Agreement.						
Granicus ID#	23-1190A	Reference #		Date	08/18/2023		

Mark all Applicable Boxes:

Type of Review									
CIP	X	Grant		Other	Х	Revenue		Project	002168A

Fiscal Information:

New Contract (Y/N)	N	Original Amount	Unknown				
Fund(s)	3001	Amount of Change (+/-)	0				
Cost Center(s)	417100	Total Amount	Unknown				
Program(s)	3003	Amount Available	Total: \$3,000,000				
Account(s)	5611000	Included in Applicable	v				
Fiscal Year(s)	FY23	Budget? (Y/N)	Ť				
Description 9 Comments							

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 a Written Notice of Pinellas County exercising its option to purchase real property as outlined in terms of the Option Contract for Sale and Purchase Agreement between Pinellas County and Blanche K. "Pip" Whitesell Revocable Trust Agreement, executed 3/31/1998.

This agreement provides the County with the option to purchase property described in Exhibit A of the agreement within 6 months following County receipt of a notice of death or Seller's Notice to sell. During this period the County has exclusive purchase rights.

The purchase price is not known at this time but will be determined by calculating the average of two (2) appraisals conducted by separate appraisers chosen from a County approved list, one of which may be selected by the Seller. In addition to the purchase price, there will be associated closing costs to be paid by the County.

Acquisition of environmental lands is budgeted under Capital Improvement Program (CIP) project 002168A – Environmental Lands Acquisition. This project is funded by Local Infrastructure Sales Surtax (Penny for Pinellas) and has a budget of \$3.0M in FY23.

- Agreement and Staff Report refer to information or documents that are not attached to Legistar File:
 - Agreement reference to notice of death or seller's notice, which must be received by County to exercise option to purchase. Applicable notice is not attached.
 - Agreement states it is conditional upon the closing of the "P2000 Contract". "P2000 Contract"/closing docs are not attached.
 - Staff Report states "Effective date to exercise option...effective December 13, 2022" but does not indicate how or why this is the effective date.
 - Staff Report indicates the expiration for exercise option was amended to September 13th, 2023. There is no amendment attached.
- 002168A Environmental Lands Acquisition has \$3.0M budgeted in FY23 and \$1.5M planned each fiscal year from FY24-28. In addition to this property, the County is anticipating purchase of two other properties:
 - West Klosterman property adjacent to Mariner's Point in an amount not to exceed \$3.0M, of which the County would contribute an amount not to exceed \$1.5M.

0	Morton Plant Mease Healthcare Foundation property adjacent to Brooker Creek for \$500K

Analyst: Kristen Pittman

Ok to Sign: 🔀

Pinellas County Capital Improvement Program Project Budget Detail Report

Project: 002168A Environmental Lands Acquisition

Description: Acquisition of environmentally sensitive lands

Start: 01-OCT-17 Finish: 01-OCT-28

Project Classifications:

2017 Penny List Project 2017 Penny List Projects published during the 2017 Penny IV Education Campaign

CIE Elements Recreation , Open Space & Culture

CIP Phase Recurring Program Project

Location Countywide

Penny Program Preserving Parks & Our Environment

Budget		FY23 Estimate	2024	2025	2026	2027	2028	2029	Total
Fund: 3001	CIP Projects Center: 417100 Culture and Recreation	Program: 3003	Countywide Parks	Projects					
010.1	010.1-Acq- Penny	3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000
Project Total for: Fund: 3001 Capital Projects Center: 417100 CIP-Culture/Recreation Program: 3003 Countywide Parks Projects									
		3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000
	Total for Project: 002168A	3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000
Funding Sou	rce								
Penny for Pinel	llas	3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000
Funding Tota	al:	3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000
Report Total	l:	3,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,000,000