



# Pinellas County

## Legislation Details (With Text)

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**File #:** 20-840A      **Version:** 1

**Type:** Contract/Agreement      **Status:** Passed

**File created:** 5/5/2020      **In control:** Administrative Services

**On agenda:** 6/23/2020      **Final action:** 6/23/2020

**Title:** Contract for sale and purchase with Habitat for Humanity of Pinellas County, Inc. for the sale of 27 vacant parcels located in the Dansville neighborhood.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 306, 2. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 307, 3. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 308, 4. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 309, 5. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 310, 6. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 311, 7. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 312, 8. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 313, 9. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 314, 10. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 401, 11. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 402, 12. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 403, 13. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 404, 14. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 417, 15. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 505, 16. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 506, 17. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 507, 18. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 508, 19. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 509, 20. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 513, 21. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 515, 22. Recorded Land Use Restriction Agreement with Habitat for Humanity for Parcel 516, 23. Land Use Restriction Agreement with Habitat for Humanity for Lot 516, 24. Land Use Restriction Agreement with Habitat for Humanity for Lot 515, 25. Land Use Restriction Agreement with Habitat for Humanity for Lot 513, 26. Land Use Restriction Agreement with Habitat for Humanity for Lot 509, 27. Land Use Restriction Agreement with Habitat for Humanity for Lot 508, 28. Land Use Restriction Agreement with Habitat for Humanity for Lot 507, 29. Land Use Restriction Agreement with Habitat for Humanity for Lot 506, 30. Land Use Restriction Agreement with Habitat for Humanity for Lot 505, 31. Land Use Restriction Agreement with Habitat for Humanity for Lot 417, 32. Land Use Restriction Agreement with Habitat for Humanity for Lot 404, 33. Land Use Restriction Agreement with Habitat for Humanity for Lot 403, 34. Land Use Restriction Agreement with Habitat for Humanity for Lot 402, 35. Land Use Restriction Agreement with Habitat for Humanity for Lot 401, 36. Land Use Restriction Agreement with Habitat for Humanity for Lot 309, 37. Land Use Restriction Agreement with Habitat for Humanity for Lot 308, 38. Land Use Restriction Agreement with Habitat for Humanity for Lot 307, 39. Land Use Restriction Agreement with Habitat for Humanity for Lot 306, 40. Recorded County Deed Habitat for Humanity for Lot 205, 41. Recorded County Deed Habitat for Humanity for Lot 206, 42. Recorded County Deed Habitat for Humanity for Lot 207, 43. Recorded County Deed Habitat for Humanity for Lot 208, 44. Recorded County Deed Habitat for Humanity for Lot 210, 45. Recorded County Deed Habitat for Humanity for Lot 306, 46. Recorded County Deed Habitat for Humanity for Lot 307, 47. Recorded County Deed Habitat for Humanity for Lot 308, 48. Recorded County Deed Habitat for Humanity for Lot 309, 49. Recorded County Deed for Habitat for Humanity for Parcel 310, 50. Recorded County Deed for Habitat for Humanity for Parcel 312, 51. Recorded County Deed for Habitat for Humanity for Parcel 311, 52.

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Date	Ver.	Action By	Action	Result
6/23/2020	1	Board of County Commissioners	approved	Pass

**Subject:**

Contract for sale and purchase with Habitat for Humanity of Pinellas County, Inc. for the sale of 27 vacant parcels located in the Dansville neighborhood.

**Recommended Action:**

Approval of the contract for sale and purchase with Habitat for Humanity of Pinellas County, Inc. (Habitat) for the sale of 27 vacant parcels located in the Dansville neighborhood.

- The Board of County Commissioners declared the County-owned parcels as surplus and authorized the sale and conveyance of the parcels for housing development by Resolution 16-27.
- The contract sales price is \$455,000.00.
- Twenty-two of the parcels will be restricted for home sales to buyers under 80% of area median income. The remaining five parcels are unrestricted.
- The closings for this transaction will be completed incrementally over the next year.
- Habitat is a 501c3 affordable housing developer in Pinellas County. Since July 2016, Habitat has successfully completed the development, construction and sale of nineteen affordable homes in the Dansville neighborhood.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest the County Deed and the Land Use Restriction Agreement as necessary.

**Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

4.3 Catalyze redevelopment through planning and regulatory programs

4.6 Support a vibrant community with recreation, arts and culture to attract residents and visitors

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public’s resources

**Summary:**

On September 7, 2018, the Purchasing Department released a Request for Negotiation (RFN) (178-0564-RN) for the sale of forty-one County owned parcels located in the Dansville neighborhood in order to advance one or more County community development goals. The RFN resulted in the sale of 11 parcels.

This contract will provide for the sale of twenty-seven of the remaining parcels located in the Dansville neighborhood in order to advance one or more County development goals. Habitat has chosen to designate twenty-two of the parcels for sale to homebuyers under 80% of area median income and five of the parcels will be unrestricted. The negotiated sales price per parcel is \$15,000 for the under 80% parcels and \$25,000 for the unrestricted parcels.

The closing for this transaction will be completed incrementally over the next year. After the first closing of five parcels on or before ninety days (90) of the effective date, the remaining parcels will be closed in increments approximately every forty-five (45) days.

Habitat is a 501c3 affordable housing developer in Pinellas County. Since July 2016, Habitat has successfully completed the development, construction and sale of nineteen affordable homes in the Dansville neighborhood. Currently, Habitat owns six parcels in Dansville and five homes under construction.

**Background Information:**

The Dansville neighborhood is an unincorporated neighborhood within the Greater Ridgecrest Area located in the mid-western section of the County. Housing construction is the final phase of Dansville redevelopment activities. The County has invested approximately \$7.78 million in redevelopment activities which have included the acquisition of thirty-one acres of property, elimination of slum and blight conditions through demolition of substandard structures, Brownfield designation and remediation, dedication of public right-of-way, construction of new streets, sidewalks, improved utilities, and stormwater drainage facilities.

On April 26, 2016, the Board declared sixty County owned parcels located in Dansville, which include the above referenced properties, as surplus and authorized the sale and conveyance of the parcels for housing development by Resolution 16-27.

Since the adoption of Resolution 16-27, the County has conveyed ten parcels, at no cost, and Habitat has purchased fifteen parcels at a cost of \$209,100.

**Fiscal Impact:**

Estimated revenue \$455,000.

Sale proceeds will be deposited into the Community Development Block Grant Fund (CDBG) to comply with CDBG grant program requirements. CDBG funds were utilized to acquire the parcels.

This revenue is not budgeted in FY20 or FY21.

**Staff Member Responsible:**

Andrew W. Pupke, Division Director, Administrative Services  
Brian Lowack, Interim Director, Planning

**Partners:**

Habitat for Humanity of Pinellas County, Inc.

**Attachments:**

Contract for Sale and Purchase

Map of Dansville

Resolution 16-27

Evaluation Ranking Spreadsheet