Pinellas County

Legislation Details (With Text)

File #:	18-458A **Version:** 1		
Type:	Real Estate Item	**Status:**	Passed
File created:	3/22/2018	**In control:**	Real Estate Management
On agenda:	6/5/2018	**Final action:**	6/5/2018
Title:	Award of bid to ABL Properties 2, LLC for the sale of real property proximate to Hamlin Boulevard and Walsingham Road.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. County Deed Signed - UNDATED TEMP, 2. FE Contract for Sale and Purchase with ABL Properties 2 LLC, 3. Real Property Contract - Purchaser signed, 4. 18-458A - Risk Review Award of Bid to ABL Properties 2 LLC for sale of Parcel at Hamlin Blvd and Walsingham Rd FINAL VEH.pdf, 5. OMB Rvw 18-458A Sale of Real Property MaKey Sewer Dept. WalsinghamHamlin.pdf, 6. Location Map - 11709 Hamlin, Blvd		

Date	Ver.	Action By	Action	Result
5/22/2018	1	Board of County Commissioners		

Subject:

Award of bid to ABL Properties 2, LLC for the sale of real property proximate to Hamlin Boulevard and Walsingham Road.

Recommended Action:

Approval of the award of bid to ABL Properties 2, LLC for the sale of real property located near the southeast corner of the Hamlin Blvd. and Walsingham Road intersection, 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.

Strategic Plan:

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

Summary:

This action allows for the sale of the County-owned real property located proximate to the intersection of Hamlin Blvd. and Walsingham Road. The bid solicitation netted one (1) bid response in the amount of $180,000. The bid submittal included a deposit of $10,000.00, which shall be credited as part of the purchase price upon closing.

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

Background Information:

In 2008, it was determined that this parcel was no longer needed for Utilities' Department employee parking, which provided support to the former McKay Sewer Treatment Facility adjacent to this real property location. Other County Departments were queried for possible real estate needs, with no County departments responding affirmatively. The property was then declared surplus by Resolution on May 5, 2009 (Agenda Item 20). Subsequent to that action, an Invitation to Bid (ITB) for the sale of the property was released on June 12, 2009, with a minimum bid of $225,000.00, based upon an independent appraisal in March 2009, which produced no responsive bidders. Due to the lack of bidders during the 2009 ITB, and the downturn in the real estate market at the time, it was determined to hold onto the property pending improvement in the market.

The property was appraised by an independent appraiser in June of 2017 for $85,000.00. An ITB for the sale of the property was released in February of 2018 with a minimum bid of $125,000.00. This solicitation netted one (1) responsive bid in the amount of $180,000.00.

Fiscal Impact:
Revenue from the sale is $180,000.00 to be deposited in the Pinellas County Utilities Water Enterprise Fund.

Staff Member Responsible:
Andrew W. Pupke, Director, Real Estate Management

Partners:
N/A

Attachments:
Real Property Contract for Sale and Purchase - Form
Resolution to Surplus & Sell
County Deed - Releasing Mineral Rights
Location Map