Board of County Commissioners
Agenda Request 15

Date of Meeting:	July 13, 2004
Date Submitted:	July 7, 2004
To:	Honorable Chairman and Members of the Board
From:	Parwez Alam, County Administrator Vincent S. Long, Assistant County Administrator
Subject:	Approval to Amend list of County Properties to be Sold to Fund the Flooded Property Acquisition Program and Transfer Title to Habitat for Humanity

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Statement of Issue:
This item requests Board approval to amend the list of County properties to be sold to fund the Flooded Property Acquisition Program to remove four (4) sites suitable to the needs of Habitat for Humanity (Attachment #1) and transfer title to Habitat to Humanity.

Background:
During the September 23, 2003 meeting, the Board directed staff to schedule a workshop on the Flooded Property Acquisition Program. During the workshop on October 28, 2003, the Board directed staff to identify alternative sources to fund the Program. As a potential alternative source, the Board directed staff to evaluate County-owned property that could be sold as surplus lands to generate revenue for the program. During the December 9, 2003 Board meeting, staff presented a list and brief description of potential surplus lands for Board consideration. Board directed staff to bring back a plan to review County's surplus lands for further evaluation and consideration of sale. During the February 24, 2004 meeting, staff presented a list of County Properties to be sold for Board approval. The Board approved an amended list and directed staff to work with Habitat for Humanity to locate and identify four sites suitable for their needs (Attachment #2).

Analysis:
On June 16, 2004, staff met with Habitat for Humanity to review the list of County Properties to be sold to fund the Flooded Property Acquisition Program, as amended by the Board on June 8, 2004.

The list of County Properties to be sold to fund the Flooded Property Acquisition Program identifies properties by the Parcel Tax Identification Number. Some parcels contain a single building lot; some several building lots; and still others contain plots of several acres. Habitat for Humanity has identified three parcels with five (5) lots as meeting their needs (Attachment #3).

The lots are listed in the table below by Parcel Tax Identification Number. Lot #8, Block A, Hibiscus Avenue, appearing in Parcel #41-23-30-A-0040 may or may not be a lot suitable for home construction due to the proximity of the planned construction on Capital Circle Southwest.

Parcel Tax I. D.	Acres	Site Address	Comments	Property Appraiser's Tax Roll Value
41-23-30-I-0070	.16	Lot 7, Block I, Hibiscus	Vacant Res. Lot	$16,000
41-23-30-J-0080	.17	Lot 8, Block J, Hibiscus	Vacant Res. Lot	$9,000
41-23-30-A-0040	.51	Lots 4, 5, & 8 Block A, Hibiscus Ave	Vacant Res. Lot Comparable lots in same subdivision on Tax Roll at $8,800 Each	$5,400 for all 3 lots

During the February 24, 2004 meeting, it was also noted that some of the properties on the County Properties to be sold list were in flood plains. If the Board approves the transfer of titles to the Habitat for Humanity there will be a need to require that Leon County be indemnified against future flood claims. The three (3) parcels, five (5) lots, selected by Habitat for Humanity are not identified as being in a flood plain. However, land transfer documents shall contain indemnity provisions.

Options

1. Approve removal of the three Parcels, five (5) Lots: Tax Item #'s 41-23-30-I-0070, 41-23-30-J-0080, and 41-23-30-A-0040 from the County Properties to be sold list and approve the transfer of titles to Habitat for Humanity.
2. Do not approve the removal of the three Parcels, Five (5) Lots: Tax Items #'s: 41-23-30-I-0070, 41-23-30-J-0080, and 41-23-30-A-0040 from the County Properties to be sold list and do not approve transfer of titles to Habitat for Humanity.
3. Board Direction.

Recommendation:

Option #1.

Attachments:

1. Copy of List of County Properties as approved on June 8, 2004.
2. Page of Minutes of February 24, 2004 Board Meeting
3. Map of Proposed Parcels to be Transferred to Habitat for Humanity