

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Purchase and Sales Agreement For Surplus Property - Offer from George T James for Parcel M11=013 (Board's Option)

REQUESTED ACTION: Choose Either Option 1 or Option 2

Work Session (Report Only) **DATE OF MEETING:** 8/14/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: Recovery of a Portion of Expended Funds
 Annual **FUNDING SOURCE:** George T. James
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

Parcel M11=013 became property of Sumter County following its acquisition at a cost of \$4,000 as part of the code enforcement process on April 17, 2012. Mr. James made the inquiry as the neighbor of the parcel as to the timeframe for the property to be cleaned and available for purchase.

The property was brought into compliance through actions of Public Works which brought the total cost for the cleanup to be around \$13,000 with an additional cost of \$2,575 for staff costs associated with the demolition fees, and code enforcement costs. With the \$4,000 acquisition, \$38.00 recording fees, the \$13,000 clean up costs, and \$2,575 in fees, the total exposure to bring the property into compliance was \$19,615.00.

The property was listed for \$20,947 based on the Property Appraiser's Fair Market Value.

Mr. James has provided an offer to purchase the property for \$10,000.00.

Obviously the intent of our action was to bring the property into compliance and with Mr. James' interest as a neighbor his offer should be recognized as one that should ensure that the property will not become a code problem in the future.

The reason this item is for the Board's Option is to determine if a counter offer should be made to better recover the compliance costs or to accept the offer as presented.

Option 1: Accept the Offer

Option 2: Provide a Counteroffer in an amount to recover the full cost to acquire and clean the property
