

EXECUTIVE SUMMARY

Agreement of Sale and Purchase with Turnstone Development Corporation

As stated herein, the 1.48-acre North Side Elementary Parking Lot site is located at the northwest corner of Northeast 4th Avenue and Northeast 11th Street in the City of Fort Lauderdale, see attached aerial photo. The School Board of Broward County, Florida (SBBC) purchased the 1.48-acre parcel in 1991 and 1992 for the Central Area Resource Center; which project never materialized. In 2001, the parcel was converted into a parking lot to help support the parking needs of the North Side Elementary School, located within walking distance from the parcel. However, due to several factors such as staff safety (walking to the parking lot after dark), drainage problems and the distance from the school, the 1.48-acre parcel was rarely used.

The North Side Elementary Parking Lot site was declared surplus by SBBC on April 20, 2010. Thereafter, the Facility Planning & Real Estate (FP&RE) Department implemented due diligent processes towards sale of the real property and on March 10, 2011, marketed the real property along with four (4) other SBBC owned surplus properties via Request for Proposal (RFP). At that time, only one (1) of the four (4) marketed properties (the Metric Site) sold.

At the October 25, 2011 School Board Workshop, the FP&RE Department presented information on five (5) SBBC owned surplus properties (the three (3) real properties that did not sell, and two (2) additional real properties) with recommendation that the real properties be put back on the market to contribute towards addressing projected budget shortfalls in the then Five-Year Adopted District Educational Facilities Plan. Included in the presented real properties was the North Side Elementary Parking Lot site. Due to ongoing questions by the Board regarding methods utilized at that time by the School District to market SBBC owned surplus real properties, options presented to market the real properties were either via another RFP or via the services of a Commercial Real Estate Broker. However, neither option was implemented. Rather, the FP&RE Department was directed by the Board to market the real properties via other means.

Subsequently, approaches employed by the FP&RE Department at that time to sell the real properties included advertising the sale of the real properties via signs posted on each property, via an online real estate marketing service (Co-Star), advertised at selected local and national newspaper outlets, and via direct correspondence/communications to Broward County and pertinent municipalities and stakeholders such as the Fort Lauderdale Downtown Development Authority, Habitat for Humanity of Broward County, etc. Thereafter, the FP&RE Department obtained a full subscription to LoopNet, and in addition to the other mediums cited herein, utilized LoopNet to market the real property and other then SBBC owned surplus properties.

At the April 28, 2015 School Board Workshop, the FP&RE Department presented to the Board, the status of SBBC owned surplus real properties (including the North Side Elementary Parking Lot site) that were currently surplus and marketed for sale, and potential real properties that could be surplus and marketed for sale. One outcome of the presentation was a directive by the Board to henceforth market certain SBBC owned real properties (including the North Side Elementary Parking Lot site) via an RFP.

As stated in the Agenda Request Form regarding this Board item, the RFP for the North Side Elementary Parking Lot site was issued on May 6, 2017 and upon conclusion of the RFP process, Turnstone Development Corporation was selected as the successful awardee to purchase the North Side Elementary Parking Lot site.

Provision contained in this Agreement allows for a 59-day inspection period and a 179-day governmental approval period. Thus barring any unforeseen circumstances, closing on the transaction would occur 30 days upon conclusion of the governmental approval period. As such, closing on this transaction is estimated to occur prior to the end of the 2018 fiscal year. It should be noted that the School Board will not pay a real estate commission on this sale which would amount to a substantial savings to the Board.