

EXECUTIVE SUMMARY

Agreement of Sale and Purchase between The School Board of Broward County, Florida and Forest Hills Inv., LLC for the Purchase of the Site Commonly Referred to as Oakland Park Elementary School Acreage Site (No.003.1)

The Oakland Park Elementary School Acreage Site (No.003.1) is a 0.44 acre site that is located at 997 – 999 NE 33rd Street in the City of Oakland Park. The property (which at the time of purchase contained a duplex residential unit) was purchased by the School Board on July 20, 2001 at a cost of \$161,000 for the purposes of constructing a parking lot for teachers and staff at Oakland Park Elementary School. However, the City of Oakland Park would not allow a zoning change that was necessary for the construction of a parking lot. Subsequently, NE 33rd Street was changed to a one-way street for the entire block fronting the School, and parking spaces were provided for the use of teachers and staff on the reconfigured street.

On March 19, 2007 and consistent with Section 1013.28, Florida Statutes (FS), the School Board approved the surplus of the property to indicate that it was no longer needed for educational purposes. At the October 25, 2011 School Board Workshop, staff presented information on five (5) School Board owned surplus properties with recommendation that the properties be marketed to contribute towards addressing projected budget shortfall in the Five-Year District Educational Facilities Plan. Included in the presented properties was the Oakland Park Elementary School Acreage Site. Options presented to market the properties were either via another RFP or via the services of a Commercial Real Estate Broker. However, neither option was implemented. Rather, staff was directed to market the properties via other means.

Approaches employed by the Facility Planning & Real Estate Department to sell the properties included advertising sale of the 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.

As stated herein, the current value for this property was based on an appraisal dated June 15, 2012, and staff's intent was to order new appraisals for the property by the end of October 2013, given that over the past year, the Department only received sporadic inquiries on the property. However, commencing in early October 2013, the Department received numerous inquiries on the property of which three (3) entities submitted Letters of Intent (LOI) to purchase the property at the asking price of seventy-eight (\$78,000) thousand dollars. However of the submitted LOI's, the conditions contained in the LOI proposed by Forest Hills Inv., LLC were more favorable to the District; hence the recommendation to enter into the Agreement of Sale and Purchase with Forest Hills Inv., LLC.

It should be noted that since the opportunity to order new appraisals for the property was not realized due to the offers presented, staff proceeded to conduct due diligence and obtained information on recent comparable land sales within the vicinity of the property; and the information obtained indicates that the offer from Forest Hills Inv., LLC was more favorable to the District. Furthermore, the District did not pay a real estate commission on this sale which amounts to a substantial savings to the District.