

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 North Side Elementary School Parking Lot (Site No. 004.1)

North Side Elementary School Parking Lot (Site No. 004.1) is a 1.48-acre site that is located on the north side of NE 11th Street between NE 3rd Avenue and NE 4th Avenue in the City of Fort Lauderdale. The property was purchased by the School Board on October 17, 1991 at a total cost of \$693,585 for the purposes of providing additional needed parking for teachers at North Side Elementary School. However upon purchase, the site was underutilized by the school's staff and teachers because of expressed concerns over safety and the distance of the parking lot from the School. The Broward Teachers Union (BTU) voiced support of the teachers concerns. To address these concerns, the School Board leased a parking lot with 28 parking spaces that is in close proximity to the School from The Shepherd's Way, Inc. for School's staff and teachers use.

Thereafter on April 20, 2010 and consistent with Section 1013.28, Florida Statutes (FS), the School Board approved the surplus of the property to indicate that the site was no longer needed for educational purposes. Subsequently, District staff implemented due diligent processes and on March 10, 2011 marketed the property along with four (4) other School Board owned surplus properties via Request for Proposal (RFP) 11-033T. At that time, only one of the four (4) marketed properties (the Metric Site) sold; however, no qualified offer was received for the North Side Elementary School Parking Lot Site.

At the October 25, 2011 School Board Workshop, staff presented information on five (5) School Board owned surplus properties (the three (3) properties that did not sell and two additional properties) with recommendation that the properties be put back on the market to contribute towards addressing projected budget shortfall in the Five-Year District Educational Facilities Plan. Included in the presented properties was the North Side Elementary School Parking Lot 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 May 18, 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 these inquiries, two (2) entities submitted Letters of Intent (LOI) to purchase the property. However, the offer (\$670,000) made by Forest Hills INV, LLC, and the conditions contained in their LOI 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.