

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 12/12/07

FILE: REA08-061

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Agreement for Sale and Purchase for
Hazard Mitigation Grant Project
Parcel, See Schedule "A" Attached;
Section 16, Township 26 South,
Range 21 East

FROM: James C. Widman, P.E.
Engineering Services Director/
County Engineer

REFERENCES: Commission Districts 1

It is recommended that the Board of County Commissioners (BCC) give the data herein presented formal consideration.

DESCRIPTION AND CONDITIONS:

Pasco County experienced flooding during the 2004 Hurricane Season. In late 2004, the Office of Emergency Management (OEM) was advised of the availability of funding under the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) as a result of the federal major disaster declarations received for Hurricanes Charley, Frances, Ivan, and Jeanne. The OEM identified fifteen (15) properties heavily impacted by flooding for submission of HMGP acquisition and demolition projects, and one (1) property for acquisition and relocation of the dwelling.

The applications were developed by the homeowners and County staff. During the BCC meeting on March 8, 2005, the list of applications was approved and the County Administrator authorized to sign the completed applications for submittal. The applications were mailed to the State of Florida, Division of Emergency Management (DEM) during the latter part of April 2005. From the end of November 2005 through January 2007, we received Subgrant Funding Agreements for all 16 applications submitted. The BCC, in various meetings, approved all the Subgrant Funding Agreements.

Due to the increase in property values since 2005, there were large gaps that appeared between the acquisition costs submitted and actual fair market value appraisals received. Therefore, requests were made to the State of Florida to increase acquisition (and therefore total project costs) for property in order to compensate the homeowner at fair market value as shown on page 2. On April 7, 2007, the BCC approved the added funding and raised the total project cost for the projects.

Accordingly, an offer was made to said owner based on 87.5% of the Adjusted Appraisal Amount as indicated and also illustrates how OEM calculated the amounts to pay the owner for said parcel and how much reimbursement from the State of Florida will be requested. The County will receive approximately \$127,861.50 in reimbursable funds and will distribute \$132,912.50 to the said property owner.

The Real Estate Dept. has prepared the attached Agreement for Sale to purchase the interest in one property as indicated on page 2 and for BCC execution.

ALTERNATIVES AND ANALYSIS:

1. Approve and execute the Agreement for Sale and Purchase of Interest in Property and authorize the Chairman to execute the Agreement for Sale and Purchase of Interest in Property.
2. Decline to accept the Agreement and return the Grant Funding to the State of Florida and FEMA.

RECOMMENDATION AND FUNDING:

The Engineering Services Department along with the Office of Emergency Management recommends the BCC approve Alternative No. 1, authorize the Chairman to execute the four agreements, and further direct the Board Records Department, Dade City, to retain one original owner agreement; forward two original owner agreements to the Real Estate Division; forward one copy to OMB, all located in New Port Richey. It is further recommended that the Chairman instruct the Clerk to issue checks in the amount indicated below to Robbie Stanley Morales and Master Title Service Inc., 6337 River Road, New Port Richey, FL 34652, Telephone (727) 848-4909 (Ext. 207, Mary Julian), Federal ID No. 591857734, from the appropriate revenue account.

<u>OWNER</u>	<u>PROPERTY</u>	<u>AMOUNT TO OWNER</u>	<u>ACCOUNT NUMBER</u>	<u>MASTER TITLE INSURANCE COST</u>
Robbie Stanley Morales	36709 Thompson Lane Zephyrhills, FL 33541	\$132,912.50	B127-117403-33400	\$865.00

The above "Amount to Owner" achieves a major objective of the HMGP Grant Program to compensate the homeowner at the fair market value of their properties without the hazard. The original grant awards for this project totaled \$170,482.00.

As indicated, the actual total costs projected for the project is \$173,517.00. The federal share reimbursement of this amount is expected to be \$127,861.50. Pasco County's share is \$21,310.25 with an estimated closing cost overage of \$5,357.75 as shown in the table below, which makes Pasco County's estimated total contribution \$26,668.00.

We will apply to the State of Florida at the completion of the project for consideration of reimbursement of the projects' additional cost.

<u>OWNER</u>	<u>PROPERTY</u>	<u>COUNTY ACCOUNT</u>	<u>COUNTY 12.5%</u>	<u>ESTIMATED CLOSING COST OVERAGE</u>	<u>TOTAL ESTIMATED COST TO COUNTY</u>
Robbie Stanley Morales	36709 Thompson Lane Zephyrhills, FL 33541	B127-381454	\$21,310.25	\$5,357.75	\$26,668.00

All dollar values shown here within and the attached were provided by the Office of Emergency Management, to be used by the Real Estate Division to create this document.

ATTACHMENTS:

1. Agreement for Sale and Purchase of Interest in Properties (four each originals)
2. Location Map

JCW/DJE/RB/rb

APPROVED AGENDA ITEM FOR

DATE: _____

BY: _____