



Agenda Item Summary

File #: 24-00681

Agenda Date: 8/13/2024

Agenda Item Name:

Sale of Former Dollar General Site to Town of Micanopy

Presenter:

Gina Peebles

Description:

Consideration of request by Town of Micanopy to purchase 5.59 acres from Alachua County

Recommended Action:

Approve the Purchase and Sale Contract, the Deed, the Conservation Easement and the Resolution authorizing the sale; authorize the Chair to sign the Purchase and Sale Contract, the Deed, the acceptance of the Conservation Easement and the Resolution authorizing the sale; and authorize the County Manager, or their designee, to sign any additional documents, approved by the County Attorney, necessary to complete the transaction.

Prior Board Motions:

April 11, 2023 BoCC Meeting: The Board heard a presentation from the Micanopy Town Administrator. Commissioner Alford moved to direct staff to place a Conservation Easement on the property and move forward with the documents needed to transfer the property to the Town of Micanopy at a future date. The Board was to review the matter prior to transfer. Board approved.

December 23, 2023 BCC Meeting, County Attorney Report: The County Attorney provided an update and received input from the Board. The consensus of the Board was that the existing structure on the property was fine to remain or restore, as well as previous trails on the property. The intent is to have a minimal footprint on the site.

Fiscal Note:

On June 14, 2022, the County purchased this parcel for \$720,000, plus \$6,107.25 in various fees, using General Fund reserves for this purchase. The Town of Micanopy will be acquiring the parcel from the County for a total of \$170,000.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

On June 14, 2022, as a part of outstanding litigation and pursuant to a settlement agreement, Alachua County acquired the proposed Dollar General site, consisting of 5.59 acres located at the intersection

of US Hwy 441 and South Tuscawilla Road (the "Property"). The Property is adjacent to the Town of Micanopy's existing Native American Heritage Preserve.

The County received a written request from the Town of Micanopy dated October 11, 2022 for WSPP Grant funding for the purpose of the Town buying the Property from the County. At its meeting on April 11, 2023, the BoCC heard a presentation by Sara Owens, the Town Administrator for the Town of Micanopy, regarding the proposed purchase for the amount of \$170,000. Ordinance 2016-06 for the WSPP surtax authorized the County to utilize a portion of the proceeds to establish a fund for the purposes providing matching grants to municipalities. An amount of \$85,000 was considered and approved and set aside for the Town of Micanopy. Micanopy has now submitted request for the grant funding. A separate agenda item for the BoCC to consider the grant application from the Town is being, or will be, presented.

The Town submitted a signed Purchase and Sale Agreement for the Property to Alachua County. The offered purchase price is \$170,000.00, to be paid one half in cash and one half as the Town's statutory formula share of the WSPP surtax. The Purchase and Sale Agreement also provides that the Property will be subject to a conservation easement for the purpose of conserving the Property's ecological, scenic, natural, recreational cultural and historical significance and value.