



Agenda Item Summary

File #: 25-00468

Agenda Date: 6/24/2025

Agenda Item Name:

Acquisition of Fairbanks Rural Collection Center Site

Presenter:

Gus Olmos 352.548.1282

Description:

Request approval of Contract to Purchase Real Property between Alachua County and Whitehurst Cattle Co.

Recommended Action:

Approve the Contract to Purchase Real Property; authorize the Chair to execute the Contract, approve budget amendment moving \$97,000 from Appropriated Reserves to Land and authorize the Chair, or the County Manager, or their designee, to sign any other documents, approved by the County Attorney, necessary to complete the transaction.

Prior Board Motions:

None

Fiscal Note:

Purchase Price of Property	\$75,000
Appraisal (Santangini Appraisals, LLC)	\$5,200
Phase-II ESA (GSE Engineering & Consulting, Inc.)	\$12,354
Legal and Title Insurance (Salter Feiber Law Firm)	\$3,000
Recording Estimate	\$100

Total Cost of Acquisition	\$95,654
---------------------------	----------

Budget amendment moves \$97,000 from Appropriated Reserves account to the Land account in the Collection Centers Fund account: 403.76.7610.534.61.00

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

Alachua County has been occupying and using approximately one acre of land located at 9920 NE Waldo Road Gainesville, FL 32609 (Fairbanks) for a rural collection center since 1981. This occupancy was originally pursuant to a lease with V.E. Whitehurst & Sons, Inc., but the lease has

been expired since 2005. County staff has tried on numerous occasions to extend the lease or purchase the property. The property owner has now agreed to sell the property to the County, together with an additional, adjacent one-acre parcel for future improvements and expansion.

The purchase price for the property is \$75,000. County staff obtained an appraisal of the property which shows a land value of \$65,000 and improvements valued at \$55,000 for a total appraised value of \$120,000. Because of the historic use of the property as a rural collection center, county staff obtained a Phase-II Environmental Site Assessment for the combined two acres. The Phase-II ESA findings “do not suggest there is an impact to soil or groundwater at the site... that would warrant further characterization.”