



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.12.

8/4/2020

Subject:

Approval of High Bid for Public Sale of a Surplus Property and Authorization for Chair to Execute All Necessary Documents.

Fiscal Impact:

Fiscal Impact FY2020/2021 Revenue from the sale of the property less advertising and administration fees will be returned to General Fund 0001/R30086/3642200 and the parcel will be re-inserted on the tax rolls.

Dept/Office:

Central Services / Asset Management

Requested Action:

It is requested that the Board of County Commissioners approve the sale of a surplus parcel of property pursuant to Florida Statute 125.35 (1)(a).

Authorization is requested to accept the high bid in the amount of \$6,500 received from Joel D. Ipjian and for the Chair to execute all necessary documents.

Summary Explanation and Background:

The subject parcel consists of +/- .17 acre of vacant property located at 3424 Populatic Street, Mims, 32754 (Brevard County Property Appraiser Parcel ID #21-35-07-01-1-4, Tax ID 2102721). The parcel escheated to the County in December 2015, and on April 25, 2017, the BOCC approved the parcel be sold by bidding process.

Sales on this parcel were conducted in, 2017 and, 2018 with a minimum suggested bid of \$10,000 at each offering; no bids were received at any of the offerings. The parcel was advertised for sale on June 11, 2020 with a minimum suggested bid of \$8,500; one bid was received from Joel D. Ipjian, 3420 Populatic Street, Mims, 32754.

It is requested that the Board of County Commissioners approve the sale of surplus real property, parcel ID #21-35-07-01-1-4, Tax ID 2102721 to high bidder, Joel D. Ipjian in the amount of \$6,500.00 and execute all documents.

Clerk to the Board Instructions:

Asset Management
Finance

183

Budget



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

August 5, 2020

M E M O R A N D U M

TO: Steven Darling, Central Services Director

RE: Item F.12., Approval of High Bid for Public Sale of a Surplus Property and Authorization for Chair to Execute All Necessary Documents

The Board of County Commissioners, in regular session on August 4, 2020, approved the sale of a surplus parcel of property pursuant to Florida Statute 125.35(1)(a); authorized the acceptance of the high bid in the amount of \$6,500 received from Joel D. Ipjian; and authorized the Chair to execute all necessary documents. Enclosed is a fully-executed Contract.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

for: Danna Scott
Kimberly Powell, Clerk to the Board

/sm

Encl. (1)

cc: Finance
Budget
Asset Management

Subject:

BOCC
meeting

Aug 4, 2020

Approval of High Bid for Public Sale of a Surplus Property and Authorization for Chair to Execute All Necessary Documents.

Fiscal Impact:

Fiscal Impact FY2020/2021 Revenue from the sale of the property less advertising and administration fees will be returned to General Fund 0001/R30086/3642200 and the parcel will be re-inserted on the tax rolls.

Dept/Office:

Central Services / Asset Management

Requested Action:

It is requested that the Board of County Commissioners pursuant to Florida Statute 125.35 (1)(a).

Authorization is requested to accept the high bid in the the Chair to execute all necessary documents.

Summary Explanation and Background:

The subject parcel consists of +/- .17 acre of vacant property (Brevard County Property Appraiser Parcel ID #21-35-07-01-1-4, Tax ID 2102721) located in Brevard County in December 2015, and on April 25, 2017, the Board of County Commissioners approved the sale of the property.

Sales on this parcel were conducted in, 2017 and, 2018 with a minimum suggested bid of \$10,000 at each offering; no bids were received at any of the offerings. The parcel was advertised for sale on June 11, 2020 with a minimum suggested bid of \$8,500; one bid was received from Joel D. Ipjian, 3420 Populatic Street, Mims, 32754.

It is requested that the Board of County Commissioners approve the sale of surplus real property, parcel ID #21-35-07-01-1-4, Tax ID 2102721 to high bidder, Joel D. Ipjian in the amount of \$6,500.00 and execute all documents.

Clerk to the Board Instructions:

Asset Management

Finance

Budget

Steven this
is the contract
to be signed
if the Board
Approves 8/4/2020.
This contract was
drawn up before I
was directed to use
Bryan Andrew Weber

AS-IS CONTRACT FOR SALE AND PURCHASE

ATTACHMENT "C"

Seller: Board of County Commissioners, Brevard County, Florida 2725
Judge Fran Jamieson Way, Viera, Florida, 32940

Buyer: JOEL IPSIAN

Legal description of property being transferred: 24-35-07-01-00001.0-0004.00

Tax Account: 2102721

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, attached to this contract.

Purchase price: 6,500.00

Deposit: \$ 150.00 (one percent of the Buyer's bid, or \$150.00, whichever is greater) shall be paid to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before September 30, 2020, the deposit(s) will, at Seller's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date Buyer may at Buyer's option obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered ***within 90 days of the effective date of this contract***, unless modified by other provisions of this Contract. [FDEP will have to approve the survey due to the mean high-water lines. This will take additional time.]

Warranties: The following warranties are made and shall survive closing.

- a. SELLER warrants that there are no parties in occupancy other than Seller.
- b. SELLER hereby represents and warrants to the BUYER that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: (a) BUYER shall have 30 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire;

(b) Buyer shall be responsible for prompt payment for such inspections and repair damage to and restoration of the Property resulting from such inspections and this provision (c) shall survive termination of this Contract; and (d) if Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering facsimile or written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract, except as provided in this Paragraph. Unless Buyer exercises the right to cancel granted herein, Buyer accepts the Property in its present physical condition, subject to any violation of governmental, building, environmental, and safety codes, restrictions of requirements and shall be responsible for any and all repairs and improvements required by Buyer's lender.

Special Clauses: See attached addendum x NOT APPLICABLE

BOARD OF COUNTY COMMISSIONERS

BREVARD COUNTY, FLORIDA

As approved by the Board



Bryan Lober, Chair



Date


Attest:



Scott Ellis, Clerk to the Board


Date


Buyer Signature


Driver's License # (Buyer)



Thank you,
Dawn M. Sale
Asset Management
345 Wenner Way
Cocoa, FL 32926
Office: 321-349-3075 x43078
Direct: 321-349-3078