

RESOLUTION 84-161

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RESOLUTION AUTHORIZING THE CONVEYANCE
OF CERTAIN REAL PROPERTY TO MANATEE
HOSPITALS AND HEALTH SYSTEMS, INC.

WHEREAS, Chapter 125.38, Florida Statutes, provides that a county may convey any real property owned by the County to a corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, and

WHEREAS, the Manatee Hospitals and Health Systems, Inc., a corporation not for profit (MHHS) has applied to the Board of County Commissioners of Manatee County for the conveyance of certain real property (the Property) located in Manatee County and more specifically described in the Deed attached hereto as Exhibit A; and

WHEREAS, MHHS is an entity organized for the purpose of promoting community interest and welfare within the meaning of Chapter 125.38, Florida Statutes, and wishes to acquire the property for continued use by the Manatee Memorial Auxiliary for the purpose of making goods to be sold at the hospital gift shop and for other purposes and activities related to the services furnished by MHHS; and

WHEREAS, MHHS has agreed with Manatee County as a material part of the consideration for the conveyance hereby authorized, that the Property will continue to be available for the use of the Manatee Memorial Auxiliary, or alternatively that MHHS will provide other suitable space, on the hospital premises, for that organization's activities; and

WHEREAS, the Board of County Commissioners of Manatee County is satisfied that the Property is required for the uses described above and that such uses are in furtherance of the public or community interest and welfare, and that the Property is not presently needed for County purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

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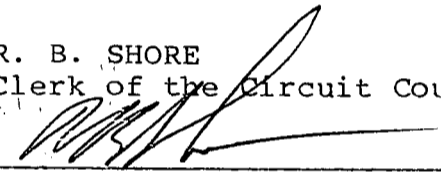
1. MHHS shall pay the County the sum of \$31,200
as consideration for the conveyance of the Property.

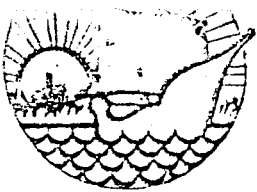
2. Upon approval by the Board and execution of an
agreement for the conveyance of the property, the Chairman of the
Board of County Commissioners is authorized to execute and
deliver to MHHS a deed conveying the Property.

ADOPTED with a quorum present and voting this 16th day of
October, 1984.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Edward W. Chance
Chairman 10/16/84

ATTEST: R. B. SHORE
Clerk of the Circuit Court




MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

(11)

DATE: October 15, 1984

TO: Board of County Commissioners

FROM: County Administrator

BY: Originating Department County Administrator

SUBJECT: AGENDA ITEM - REGULAR CONSENT REQUESTED AGENDA DATE 10/16/84

RE: Manatee Memorial Hospital/Craft House

County Attorney

APPROVED AS TO FORM

ACTION REQUIRED:

Adoption of Resolution 84-161 by the Board of County Commissioners, authorizing the conveyance at private sale of the Craft House to Manatee Hospitals and Health Systems, Inc., for the consideration of \$31,200.

The Board of County Commissioners authorize the Chairman to execute the Deed upon the preparation of a sales agreement.

APPROVED IN OPEN SESSION

OCT 16 1984

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

ACTION(S) REQUIRED: Execution Approval Authorization
 Acceptance Recording Adoption

COST: N/A
SOURCE: N/A

ATTACHMENTS:
Memo from R. F. Fernandez
with Attachments

BOARD RECORDS:
1 - Certified copy of Resolution
R-84-161 to MHHS, Inc.

AGENDA DISPOSITION

ACTION TAKEN BY THE BOARD:

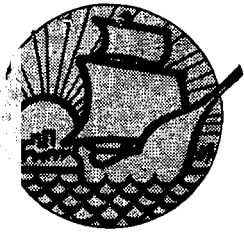
APPROVED DEFERRED UNTIL _____ RECEIVED
 DISAPPROVED CONCURRED WITH STAFF RECOMMENDATION REFERRED TO STAFF

OTHER: _____

SPECIAL INSTRUCTIONS: _____

BOARD MEETING DATE: _____

AGENDA CODE: _____



MANATEE COUNTY GOVERNMENT

October 15, 1984

TO: Board of County Commissioners
FROM: ^{OPR} Robert F. Fernandez
_{FOR} County Administrator
SUBJECT: Manatee Memorial Hospital/Craft House

BACKGROUND

In accordance with Chapter 125.38, the Board of Directors of Manatee Hospitals and Health Systems, Inc., has applied to the Board of County Commissioners to purchase the Craft House, as set forth in the correspondence attached hereto as Exhibit I. The Board of County Commissioners is authorized, pursuant to Chapter 125.38 to convey real property at private sale to a not-for-profit organization. The conveyance price may be nominal or otherwise, as the Board of County Commissioners may determine.

DISCUSSION

The Craft House was originally purchased by the Board of Trustees of Manatee Memorial Hospital on June 29, 1926, at a cost of \$24,000. The property has been utilized by the Manatee Memorial Auxiliary for the purpose of making goods sold by the Auxiliary at the Manatee Memorial Hospital Gift Shop. This property has recently been appraised by the Public Transportation Department with regard to the disposition of real property, the proceeds from which are to be applied towards the construction of a replacement Animal Control Shelter. The appraised value for the property is \$55,000.

Based upon the comments of the Board of County Commissioners during the meeting of September 18, 1984, Resolution R-84-161 has been prepared, which establishes the findings as required by Chapter 125.38 and which authorizes the conveyance of the Craft House property to MHHS, Inc. Moreover, as the Board also directed at that time, the resolution and Deed have been prepared in such a manner as to ensure that the Auxiliary is provided necessary and sufficient facilities to undertake its activities, either within the Craft House or other facility to be provided by MHHS, Inc.

Board of County Commissioners

October 12, 1984

(Craft House)

Page 2

It should be noted that MHHS, Inc. has notified my Office that the Craft House property will require an expenditure of approximately \$23,800 for repairs and renovations. However, it should also be noted that the recent appraisal reflected the current structural condition of the property.

As also directed by the Board of County Commissioners, the proposed Resolution and form of deed were discussed with the Hospital Administrator and a representative of the Auxiliary, both of whom found the instruments to be satisfactory in form and content. As regards the conveyance price, MHHS, Inc. has agreed to the inclusion in the Deed of a reversionary clause, which provides that, should MHHS or its successors fail to provide suitable facilities for the Auxiliary at the Craft House or within other facilities owned by MHHS or its successors, then the Board of County Commissioners may elect to reclaim ownership of the Craft House. In that MHHS has agreed to the inclusion of the reversionary clause, it is recommended that the conveyance price be established in the amount of \$31,200, which is the difference between the appraisal value and the estimated costs of repairs and renovations to the Craft House.

RECOMMENDATION

In order to realize the objectives of the Board of County Commissioners in this matter; i.e., to ensure that the Manatee Memorial Auxiliary be provided a facility in which to produce goods for sale at the Hospital Gift Shop, and to secure funds for the construction of a replacement Animal Control Shelter, it is recommended that:

- 1). The Board of County Commissioners adopt Resolution R-84-161, authorizing the conveyance at private sale of the Craft House to MHHS, Inc. for the consideration of \$31,200.
- 2). The Board of County Commissioners authorize the Chairman to execute the Deed upon the preparation of a sales agreement.

Should you have any comments or questions with regard to this matter, please do not hesitate to contact me.

/vbd

REF: 14-D-101284

Attachs.

James M. Nixon, II, P. A.

Attorney at Law
August 31, 1984

1103 9th Avenue West
Bradenton, Florida 33505

Telephone (813) 748-3733

Robert Fernandez, County Administrator
Manatee County Courthouse
P.O. Box 1000
Bradenton, Florida 33506

RE: Craft House

Dear Bob:

The Board of Directors of Manatee Hospitals and Health Systems, Inc., as asked me to contact the County and request that they be allowed the opportunity to purchase the property across the street from the hospital that is being presently used by the Hospital Auxiliary. The legal description of the property is as follows:

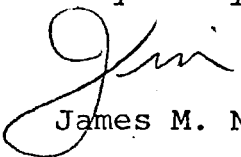
Lot 10, Beau Vue Estate Subdivision, Plat Book 2,
Pages 93 and 94, Public Records of Manatee County,
Florida.

This property was originally purchased by Manatee Memorial Hospital with hospital funds. I would appreciate if you would start the process necessary to allow Manatee Hospitals and Health Systems, Inc., to purchase the property, and, since the hospital is still a non-profit corporation, it will not be necessary to have bids unless desired by the county.

I would appreciate hearing from you at your earliest convenience.

I remain,

Very truly yours,


James M. Nixon, II

JMNII:ras

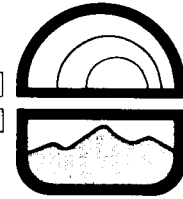
COUNTY

SEP 4 1984

ADMINISTRATOR

cc: Bently B. Lang, Administrator
William J. Alsentzer, Vice President and General Counsel
F. Daniel Miller, Chairman, Board of Trustees

MANATEE MEMORIAL HOSPITAL



206 Second Street East / Bradenton, Florida 33508 / (813) 746-5111

COUNTY

OCT 18 1984

ADMINISTRATOR

October 11, 1984

Mr. Robert Fernandez
County Administrator
Manatee County
Court House
Bradenton, Florida 33505

Dear Mr. Fernandez:

In response to a request made by Mr. David Rothfuss, I am reducing to writing, information I discussed with him on the telephone on October 8, 1984. The conversation dealt with the costs required to rehabilitate the Craft House and garage to acceptable standards. These costs are as follows:

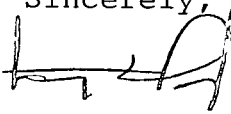
| | <u>Cost Estimate</u> |
|--------------------------------|----------------------|
| 1) HVAC - New heat pump system | \$ 7,000 |
| a. 3 ton ACND/Heating unit | |
| b. Duct work | |
| c. Electrical/controls | |
| 2) Electrical - All new wiring | 4,000 |
| a. Wiring, panels, outlets | |
| b. Service panels | |
| 3) Plumbing | 500 |
| a. Some piping, facets, etc. | |
| 4) Exterior | 9,100 |
| a. New windows (\$300/ea.X 27) | \$8,100 |
| b. Eaves, sealer, paint | 1,000 |
| 5) Interior | 1,800 |
| a. New floor covering/carpet | |
| b. Paint or wallpaper | |
| c. Woodwork trim | |

October 11, 1984

Mr. Robert Fernandez
County Administrator

| | | |
|-------------------------------|-------|-----------------|
| 6) Termite Control | | \$ 800 |
| 7) Garage | | 600 |
| a. New garage door | | |
| b. New entrance door | | |
| c. Paint | | |
| d. Replace windows (2 @ 150) | | |
| e. Termite damage replacement | | |
| Total | | <u>\$23,800</u> |

Sincerely,



Bently B. Lang
Executive Vice President

BBL:bw

cc: J. Barry Johnson, President
Baptist Hospitals & Health Systems