

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council Members

FROM/PHONE: Mark Kutney/797-1101

DOCUMENT PREPARED BY: Bill Underwood/797-1050

SUBJECT: Resolution

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE TOWN OF DAVIE TO PREPARE AN AGREEMENT WITH NOB HILL PARTNERS, LLC., FOR THE PURCHASE OF APPROXIMATELY 32,426 SQUARE FEET OF CONDOMINIUM OFFICE SPACE AT THE PROJECT KNOWN AS "DOWNTOWN DAVIE" TO BE CONSTRUCTED AT THE SOUTHEAST CORNER OF GRIFFIN ROAD AND DAVIE ROAD, DAVIE, FLORIDA, TO BE PRESENTED TO THE TOWN COUNCIL FOR APPROVAL AT A LATER DATE.

REPORT IN BRIEF: Pursuant to direction from Administration, this office has provided some guidance in negotiations with Nob Hill Partners, LLC and attached hereto is a resolution authorizing the eventual acquisition of 32,436 square feet of condominium office space for use by the Development Services Department.

PREVIOUS ACTIONS: N/A

CONCURRENCES: Town Administrator, Assistant Town Administrator, Development Services Director, Director of Public Works and Town Attorney

FISCAL IMPACT:

Has request been budgeted? No

If yes, expected cost:

Additional Comments: Final agreement and appropriation request will be submitted at a later date.

RECOMMENDATION(S): Motion to approve the Resolution.

Attachment(s):
Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE TOWN OF DAVIE TO PREPARE AN AGREEMENT WITH NOB HILL PARTNERS, LLC., FOR THE PURCHASE OF APPROXIMATELY 32,426 SQUARE FEET OF CONDOMINIUM OFFICE SPACE AT THE PROJECT KNOWN AS "DOWNTOWN DAVIE" TO BE CONSTRUCTED AT THE SOUTHEAST CORNER OF GRIFFIN ROAD AND DAVIE ROAD, DAVIE, FLORIDA, TO BE PRESENTED TO THE TOWN COUNCIL FOR APPROVAL AT A LATER DATE.

WHEREAS, the Town of Davie is in need of approximately 32,426 square feet of office space to accommodate its administrative needs: and

WHEREAS, the Town of Davie is desirous of purchasing approximately 32,426 square feet of condominium office space in the project known as "Downtown Davie" being developed by Nob Hill Partners, LLC; and

WHEREAS, the Town Administrator has negotiated favorable terms to purchase the condominium office space at a base purchase price of \$133.00 per square foot, plus an interior build-out allowance to be determined; and

WHEREAS, the purchase price includes building to Town Specifications.

WHEREAS, there will be benefit to the Town of Davie community at large by providing modern facilities for the Town administrative staff to work in which are also conveniently located for public access.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA

Section 1. The Town Council may approve the purchase of approximately 32,426 square condominium office space at the Downtown Davie project upon the price stated above.

Section 2. The Town Administrator is authorized and directed to negotiate a purchase agreement for the condominium office space with Nob Hill Partners, LLC.

Section 3. The Town Council shall take action on the negotiated purchase agreement by way of a separate resolution and any negotiated contact shall not be effective unless approved by the Town Council.

Section 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2004

MAYOR/COUNCIL MEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004