

CHILDREN'S BOARD OF HILLSBOROUGH COUNTY EMERGENCY BOARD MEETING FEBRUARY 12, 2024 ~ 4:15 PM AGENDA

MISSION: The Children's Board invests in partnerships and quality programs to support the success of all children and families in Hillsborough County.

CALL TO ORDER

Attendance Verification
Quorum Verification

R. DeLaVergne
K. Austin

PUBLIC COMMENT

The Children's Board of Hillsborough County welcomes comments from the public. Those who wish to address the Board may do so at this time. Those addressing the Board should state their full name and affiliation for the official record. In the interest of time, we ask that one person be designated to speak on behalf of a constituency and that all comments are limited to three (3) minutes.

R. DeLaVergne

DISCUSSION ITEM

1. **Approval;** Proceed to closing over survey exception for commercial property in Brandon, FL

P. Scott

OLD/NEW BUSINESS

ADJOURNMENT

IMPORTANT DATES TO REMEMBER

February

Regular Board Meeting	February 22, 2024	3:00 PM
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March

Executive/Finance Committee Meeting	March 14, 2024	12:00 PM
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Regular Board Meeting	March 28, 2024	3:00 PM
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Proceed to Closing over Survey Exception– Brandon, FL

Initiator: Paula Scott, Director of Operations

Action: Approval to proceed to closing over the survey exception for commercial property in Brandon, FL

Date: Emergency Board Meeting, Monday, February 12, 2024

Recommended Action

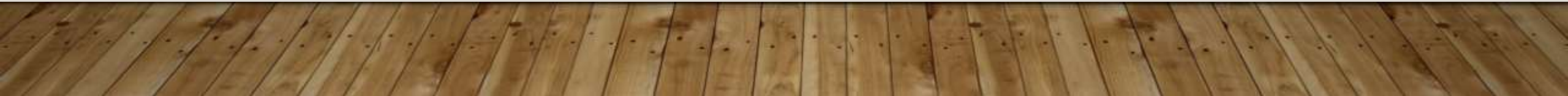
Approve the Board Attorney and Executive Director to proceed to closing over the survey exception for property located at 308 W. Robertson St., Brandon FL for \$1,575,000.00 plus closing costs associated with the purchase.

Background

At the Regular Board Meeting on January 25, 2024, board approval was given to proceed to closing on the property (assuming the encroachment as identified in the boundary survey on the northeast corner of the property could be satisfactorily resolved) or extend the due diligence to address the encroachment. The Children's Board was notified by the seller's agent on February 8, 2024, that the seller was not willing to sign an extension to the due diligence period.

RECOMMENDATIONS FOR PURCHASE OF 308 W ROBERTSON BRANDON

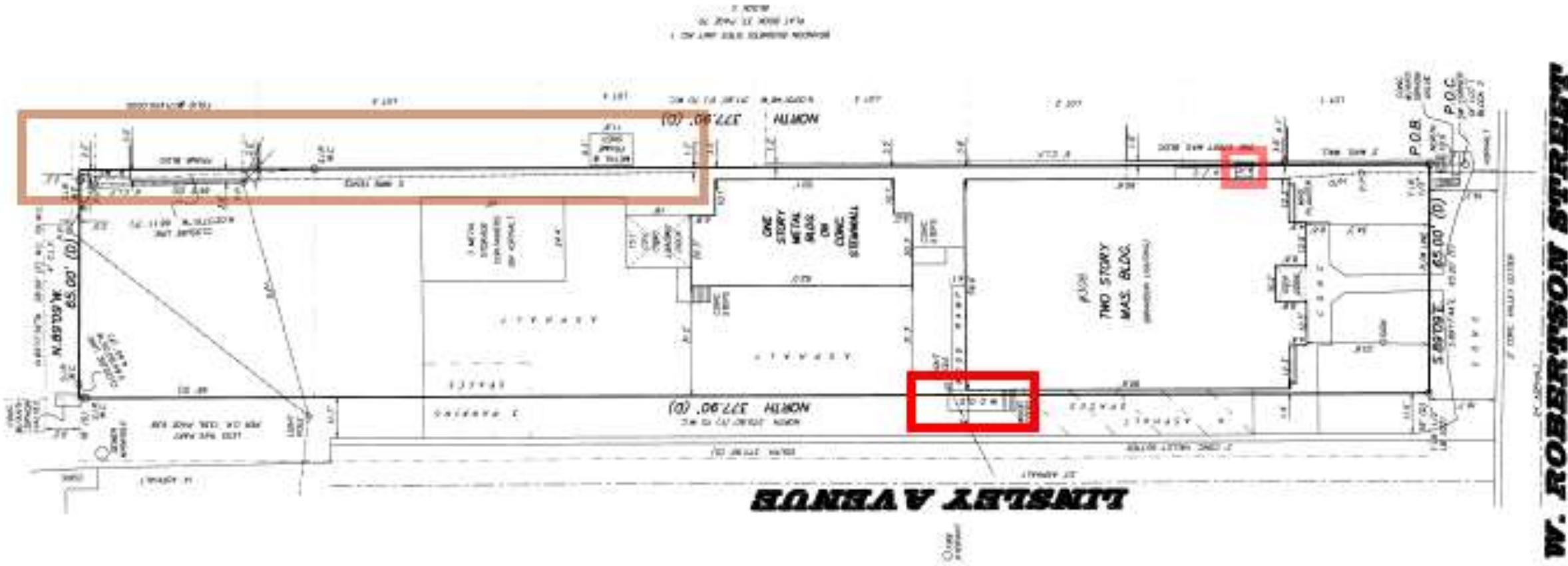
CHILDRENS BOARD OF HILLSBOROUGH COUNTY



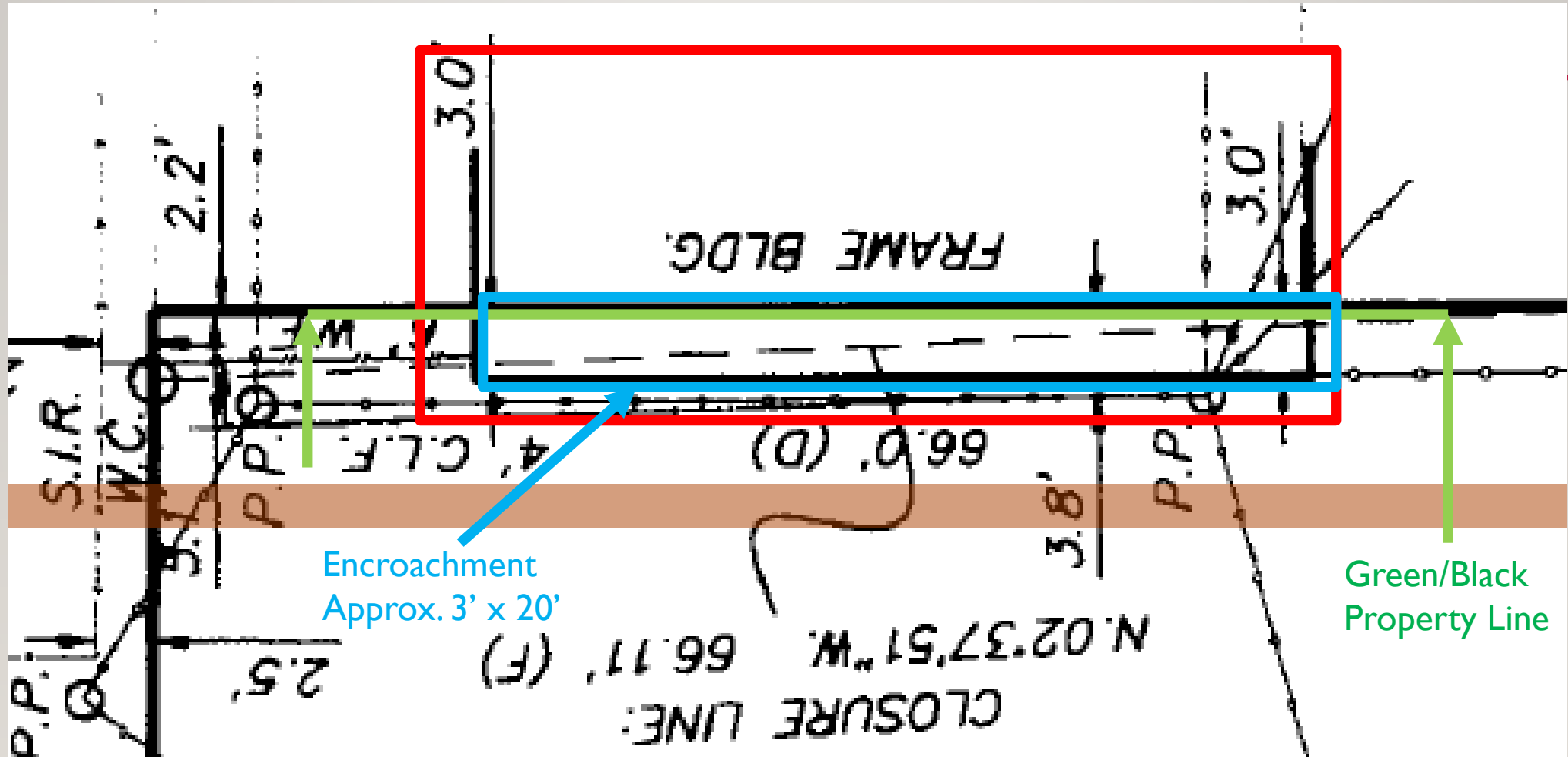
BACKGROUND

- Staff located a suitable location for the Brandon Family Resource Center
- The Board approved entering into contract to purchase the property for \$1.575M
- The Children's Board signed a contract on 12/6/2023, with a 52 day due diligence time period
- Due diligence was uneventful except for an encroachment from an adjacent neighbor on the NE corner of the proposed property (About 3' x 20') for a dilapidated mobile home.
- Due diligence was extended to 2/12/2024
- On 2/8/2024 we learned the Seller refused to extend the due diligence
- The encroachment is still present, but it does not affect the Children's Board's intended use of the property. We can fence off the encroaching Mobile Home until the encroachment is resolved.

SURVEY OF 308 W ROBERTSON BRANDON, FL



CLOSE UP OF SURVEY







Code Enforcement Case Details as of 2/12/2024

Case Number: CE24001194
Open Date: 1/23/2024
Property Owner: HILDA KILGORE COOPER ENTERPRISES LTD
Property Address: 128 S MOON AVE
Folio / Parcel Number: 071450.0000

Current Case Status: [INSP](#)
Close Date:
Assigned Officer: Anthony Oliver
813-625-5175
OliverAn@HCFL.GOV

Violations Cited

Violation Description	
ACCUMULATIONS	
CONDITION OF FENCES	
EXTERIOR WALLS NON RES	
GENERAL STANDARDS NON RES	
Property Inspection Dates	
1/23/2024	
1/24/2024	
2/1/2024	



308 W Robertson St

Brandon Lighting

Linsley Ave

CONCLUSIONS AND RECOMMENDATIONS

- The encroachment does not affect our intended use of the property
- Fencing the encroachment eliminates safety concerns of an attractive nuisance
- Post-closing we can bring an action for trespass and ejectment against the neighbor
- We have about \$30,000 of due diligence invested in the property
- The property meets our needs from location and public transportation criteria
- Worst case, we own the property without the encroached area
- Purchase the property as is with the encroachment