

RESOLUTION 2007 - 217

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING AS SURPLUS PROPERTY AND AUTHORIZING THE TRANSFER OF PROPERTY KNOWN AS THE MIZELL ROAD ADMINISTRATIVE BUILDING AND WAREHOUSE PROPERTY FROM THE ST. JOHNS COUNTY UTILITY DEPARTMENT TO THE ST. JOHNS COUNTY RECREATION DEPARTMENT, PROVIDING A FAIR AND REASONABLE CONSIDERATION FOR THE SAID PROPERTY, DECLARING A PARAMOUNT PUBLIC PURPOSE, AND DESIGNATING AN AUTHORIZED ISSUER OFFICER.**

**WHEREAS**, the St. Johns County Utility Department intends to transfer property herein known as the Mizell Road Administrative Building and Warehouse Property to the St. Johns County Recreation Department; and,

**WHEREAS**, the Board of County Commissioners of St. Johns County, Florida, recognizes, acknowledges, and declares that transfer of the former County Public Works administrative building and warehouse by the St. Johns County Parks and Recreation Department serves a paramount public purpose in that it 1) eliminates the necessity of the Board and County to find, and acquire another property to accommodate the administrative functions of the County Parks and Recreation Department; 2) significantly reduces the cost of acquisition for a new Parks and Recreation Department administrative building; 3) continues use of a valuable asset, without a prolonged period of vacancy, which could result in a degradation of the property and/or facilities; and 4) provides a prudent and economic use of County property and facilities, and

**WHEREAS**, Section 5.10 of the Water & Sewer Bond Resolution 1989-84 provides that the transfer of property is permissible provided (a) the St. Johns County Board of County Commissioners (the Board) determines that such transfer will not adversely affect the security of the bondholders, (b) the property is not necessary for or useful in the operation of the utility system, (c) an Authorized Issuer Officer makes such findings, (d) the Board by resolution approves and concurs in such findings, and (e) the proceeds from such disposition are deposited into the St. Johns County Utility Services Fund; said Resolution also provides that the Board shall have the authority to sell for fair and reasonable consideration any land comprising a part of the County Utility System which is no longer necessary or useful in the operation of the System; and,

**WHEREAS**, the Board determines that the transfer of the Mizell Road Administrative Building and Warehouse Property will not adversely affect the security of the bondholders; and,

**WHEREAS**, the Board concurs with the recommendation of the County Administrator that the Director of Utilities, Mr. William Young, be the designated Authorized Issuer Officer in accordance with Section 5.10 of the Water & Sewer Bond Resolution 1989-84, to perform on behalf of the Board and the Authorized Issuer Officer has issued his findings in writing that the Mizell Road Administrative Building and Warehouse Property is not necessary or useful in the operation of the St. Johns County Utility System; and,

**WHEREAS**, the Board approves and concurs in the findings of the Authorized Issuer Officer; and,

**WHEREAS**, the Board in accordance with the findings of the Authorized Issuer Officer declares the Mizell Road Administrative Building and Warehouse Property as surplus property; and

**WHEREAS**, a fair and reasonable consideration for the disposition of said surplus property will require a payment of funds from the Board's General Fund to the St. Johns County Utility Services Fund; and,

**WHEREAS**, the Mizell Road Administrative Building and Warehouse Property includes an Administrative building and a Warehouse building, and 4.38 acres of land and encompasses a total fair value for the property of \$729,000; and,

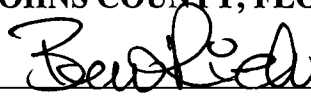
**WHEREAS**, the estimated annual value for use of the property of \$60,143.00 is considered, by the Board, a fair and reasonable consideration for the Mizell Road Administrative Building and Warehouse Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, that:

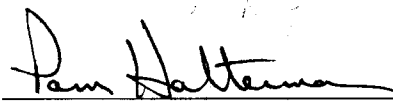
1. The above Recitals are hereby adopted as legislative findings of fact.
2. The Board of County Commissioners hereby approves the transfer of property known as the Mizell Road Administrative Building and Warehouse Property, authorizes fair and reasonable consideration for said property, and designates an Authorized Issuer Officer.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, State of Florida, this 24 day of July, 2007.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
**Ben Rich, Chairman**

**ATTEST:** Cheryl Strickland, Clerk

By:   
**Deputy Clerk**

**RENDITION DATE** 7/26/07