

**AGENDA REQUEST**

**TO:** Board of Supervisors  
Village Center Community Development District

**FROM:** Kenny Blocker, Assistant District Manager

**DATE:** 12/11/2019

**SUBJECT:** **Approve Budget Resolution 20-04: Provide funding for Phillips and Soulliere Purchase**

**ISSUE:**

Consideration and Approval of Resolution 20-04 to authorize the use of working capital from the RAD fund to Purchase the Phillips and Soulliere Recreation Centers and the rights to the associated Amenities Fees to the Village Center Community Development Board.

**ANALYSIS/INFORMATION:**

The Purchase and Sale agreement for the Phillips and Soulliere Recreation Centers and the rights to the associated 300 Amenities Fees was approved on September 11, 2019. As part of the agreement each party would have a valuation completed and disclosed to determine the sale price of the amenities as described. The two valuations had a difference of 9.29%, thus rendering a price of the average of the two valuations. That average was \$7,771,282. Also a Phase I environmental was completed on both recreation facilities and no evidence recognized environmental conditions were present or indicated. No further action was recommended. Lastly, DPM conducted a review of the facilities and some concerns were noted to be remedied by the Seller. Those issues were the Chair Lifts needed to be moved closer to the coping under the seat the water connection needed to be moved. Also, the shuffle board court needed metal stitching and resurfacing. All items are being corrected by the Seller.

Closing will be scheduled for November 12, 2019 with the purchase price and closing costs not to exceed \$8 Million.

It is recommended that working capital from the RAD fund be utilized as there are sufficient funds available. Reviewing the revenue stream connected with the 300 amenities, a payback period would be approximately 14 years. If financing was used over a 15 year period, similar to the 14 year payback, interest paid at 3% would approximately \$1.9MM in addition to principal.

**STAFF RECOMMENDATION:**

Staff recommends the VCCDD Board approve Resolution 20-04.

**MOTION:** Approve Resolution 20-04 to amend the FY19-20 Budget and authorize the use of RAD fund working capital to Purchase the Phillips and Soulliere Recreation Centers and the rights to the associated Amenities Fees.

**ATTACHMENTS:**

Description	Type
☐ <a href="#">Resolution 20-04</a>	Cover Memo

**RESOLUTION 20-04**

**A RESOLUTION AMENDING THE RECREATION AMENITIES DIVISION FUND BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020, FOR THE PURCHASE OF PHILLIPS AND SOULLIERE RECREATION CENTERS AND RIGHTS TO THE ASSOCIATED AMENITIES FEES**

**WHEREAS**, on September 11, 2019, the Board of Supervisors approved the Purchase and Sale agreement for the Phillips and Soulliere Recreation Centers and the rights to the associated amenities fees; and,

**WHEREAS**, a valuation was completed by both parties to determine the sale price of the amenities as described; and,

**WHEREAS**, total funding for the purchase and additional funding for closing costs are included with the total price not to exceed \$8,000,000; and,

**WHEREAS**, funding for the purchase of the Phillips and Soulliere Recreation Centers and rights to the associated Amenities fees will be through the use of available working capital in the Recreation Amenities Division (RAD) Fund.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT THAT THE FISCAL YEAR 2019-20 BUDGET BE AMENDED AS FOLLOWS:**

**SOURCES:**

20-421-669901	Working Capital	\$ 8,000,000
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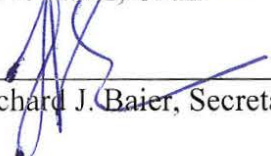
**DISBURSEMENTS:**

20-421-01-03-000-513633	Infrastructure	\$ 8,000,000
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Adopted this 11<sup>th</sup> day of December, 2019.

VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT

  
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Steve Kurtz, Chair

  
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Richard J. Baier, Secretary