



April 2, 2009

Site Selection Confirmation for the Fleet Management Garage and Materials Storage Facility

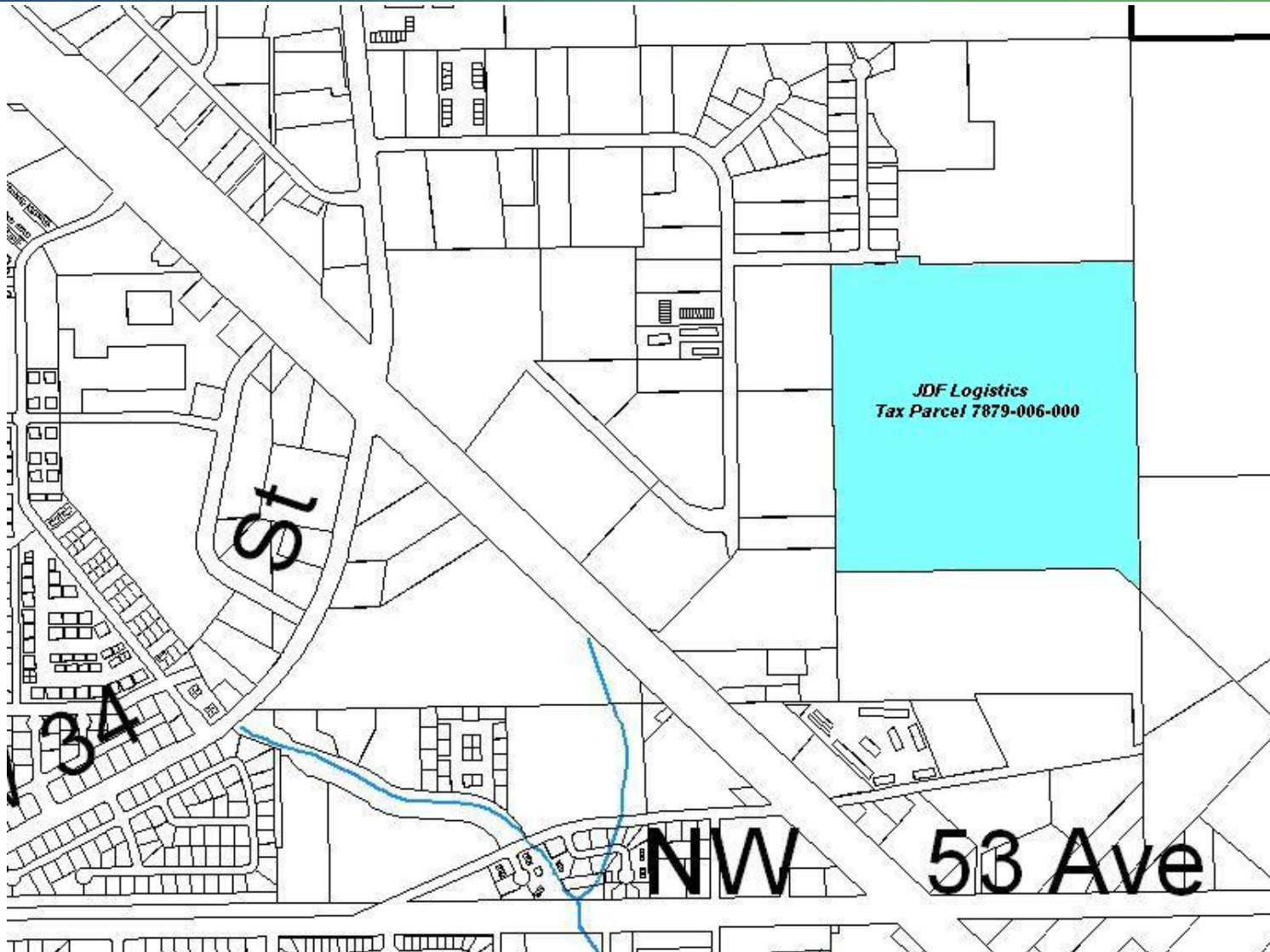
History

- On August 21, 2008, the City Commission ranked the JDF Logistics, Inc. property (78.37 acres) as the number one site to co-locate the Fleet Management Garages and Streets Recycling and Materials Storage Operation.
- Agreed upon negotiated price between City Staff and JDF Logistics, Inc. Agent/Owner (Seller) subject to City Commission approval was \$1.3 million
- At the March 5, 2009 City Commission meeting, the City Commission instructed staff to continue negotiations for a lower purchase price and simultaneously investigate potential alternatives.
- Staff was unsuccessful in negotiating a lower price and was notified by the Seller that \$1.3 million is the final price for the property.
- On March 13, 2009, the Seller asked for a letter of release, but agreed to give the City until April 24, 2009 to execute the contract.

JDF Logistics

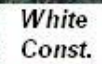


JDF Logistics

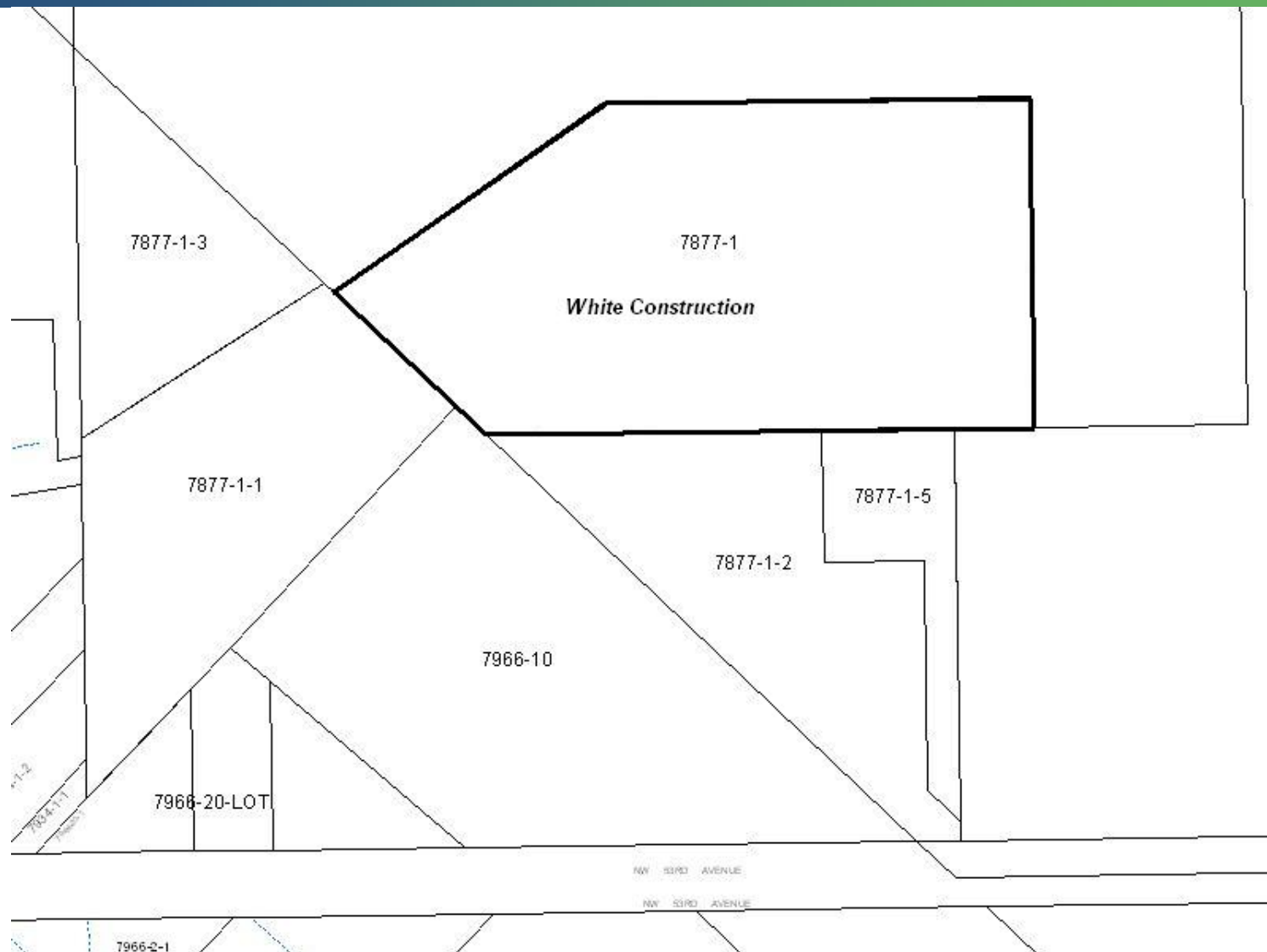


Vacant Property Options

- JDF Logistics, Inc. Property
- White – Asphalt Plant
- Hawes Property



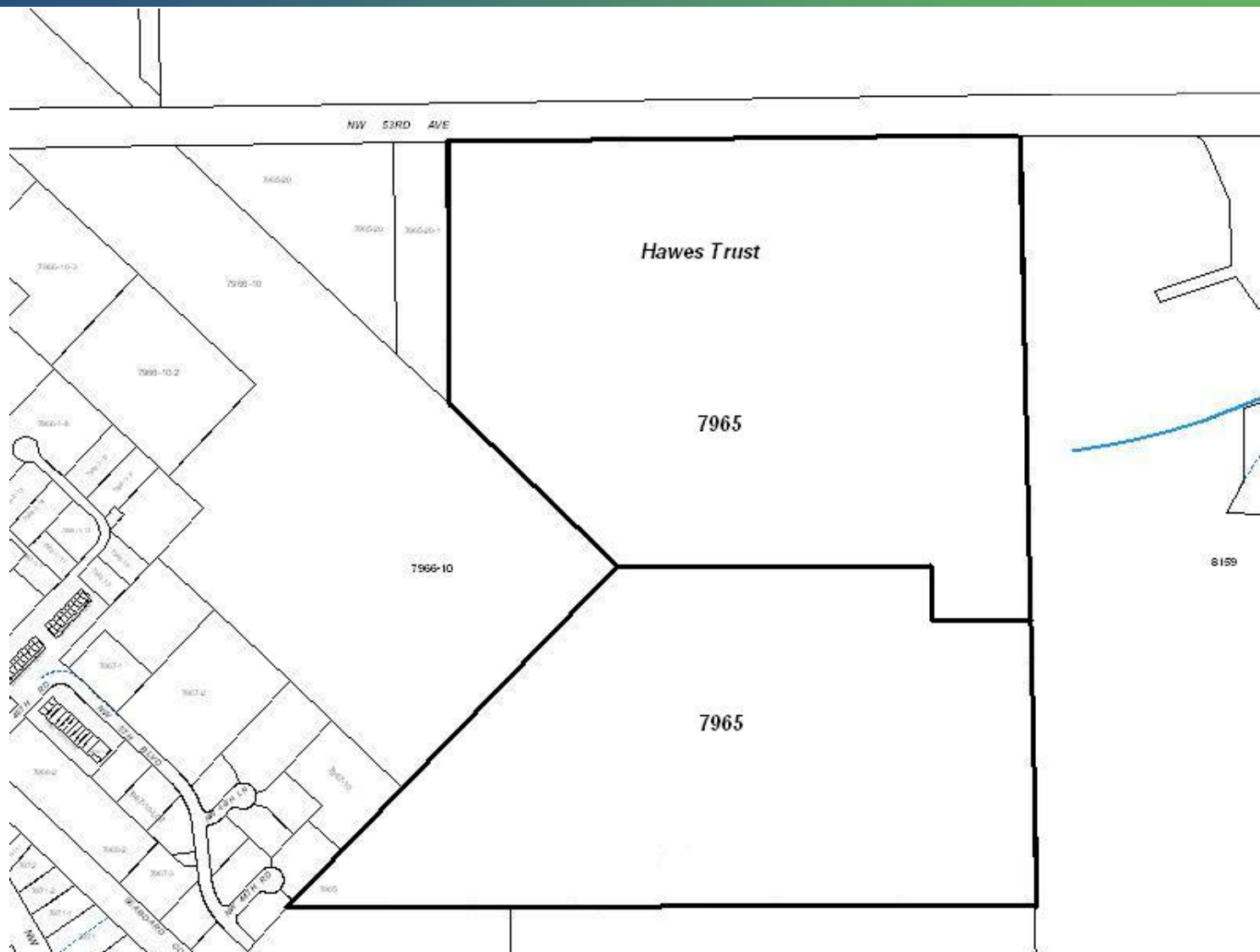
White – Asphalt Plant



Hawes Property



Hawes Property



Vacant Property Comparisons

Property Name	J D F Logistics	White - Asphalt Plant	Hawes Property
Size of Property in Acres	78.37	23	75
Selling Price	\$1,300,000	\$2,800,000	\$1,875,000
Existing Building on Property	None	Asphalt Plant	None
Useable Property in Acres	40	18	20
Useable Property/ Cost per Acre	\$32,500	\$155,500	\$93,750
Land Clearing Costs	\$100,000	Remove Asphalt Plant	\$100,000
Site Preparation Costs	\$100,000	NA	\$100,000
Water / Sewer Costs	\$52,500	\$220,500	\$220,500
Driveway	\$350,000	\$70,000	\$1,470,000
Street Lights	\$47,000	\$94,000	\$197,400
Future Expansion Capabilities	Yes	No	No
Total Size of Usable Property in Acres	40	18	20
Total Property Cost	\$1,949,500	\$3,184,500	\$3,962,900

Alternative Options

Staff has explored combining existing fleet facilities with vacant property previously determined unusable as a stand alone option for both facilities. Properties explored include:

- Duval Mazda – Fleet Facility on Main Street (Challenges 1, 2, 3, & 4)
- Ford Property – Fleet facility on Main Street (Challenges 2, 3, & 4)
- Gaines Property – Previously determined too small for both sites
- ADC Property – Previously determined too small for both sites

Challenges with this option include:

1. No current expansion options (already at capacity)
2. Increased cost to purchase and develop two facilities
3. Impact future development on Main Street corridor (potential revenue loss)
4. Surrounding residential/commercial developments may object to location for City's Fleet Facility.

Staff Recommendation

- The City Commission approve the purchase of the JDF Logistics, Inc. property for a price of \$1.3 million and 2) authorize the City Manager or his designee to begin the design of the Fleet Garage and Materials Recycling and Storage operation.
- Alternative Recommendation: The City Commission deny the purchase of the property and give staff specific direction as to how to proceed with the relocation of the Fleet Management and Materials Storage Facility.