



Legislation Text

File #: 21-0187, **Version:** 1

Agenda Item Name:

Discussion of purchase of Fellowship Baptist Church in High Springs

Presenter:

Claudia Tuck, LCSW

Description:

Discussion of need, potential uses, costs and funding sources for the possible acquisition of the existing Fellowship Baptist Church in High Springs.

Recommended Action:

Direct staff on whether to proceed with the investigation of, and possible option contract for the Fellowship Baptist Church as a potential location for County offices and facilities.

Prior Board Motions:

N/A

Fiscal Consideration:

Asking price for the church and surrounding 9 acres: \$3,300,000

ESTIMATES of the cost of acquisition will include:

Two appraisals	\$20,000
Building condition due diligence report	\$33,000
Phase I Environmental Audit	\$3,000
Survey and other Public Works Charges (will invoice actual expenses)	\$10,000
Title insurance premium and search fee	\$11,000
Attorney's fees	\$5,000
Recording costs	\$100

Post-closing costs will include upgrading and conversion of structures to the County's intended uses, ongoing maintenance and operation of the property and facilities.

Funding sources could include the General Fund, Solid Waste and Wild Spaces & Public Places, depending on the final uses determined for the site.

Background:

The Fellowship Baptist Church is located at 16916 NW US Highway 441, High Springs, FL 32643, within the High Springs city limits. It consists of approximately 35,000 square feet of improved space

on 20.38 acres, of which approximately 9 acres will be conveyed with the church structures. The exact description of the 9 acres to be conveyed with the church is not yet available.

The improved space includes three buildings and consists of approximately 25,000 square feet which could be converted to office/multi-use space and approximately 10,000 square feet of gymnasium with a commercial kitchen.

The church property is zoned R-1. It is connected to public water and sewer. The buildings were built in 1991 and are currently vacant.

Alachua County would use this property as the Northwest Alachua County Resource Center. There are a number of uses by County departments and outside organizations that could share in the use of the property.

These include:

- Annex Offices for Constitutional Officers
- County Meeting Rooms and Classrooms
- Recreational Facilities with Gymnasium
- County Social Services
- County Veterans' Services
- Solid Waste-Rural Collection Center
- Health and Human Service Agencies
- Health Department Annex and Clinic
- Behavioral Health Services
- Department of Children and Families
- Domestic Violence Assistance Providers
- Food Pantry and Distribution Center
- After School Programming
- Computer Lab
- Community Meeting Rooms
- Community Outreach Programs