



**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** November 19, 2019

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** BOA Offer

**Background:** On November 5, 2019, the City Council Manager approved a motion to have the City Manager make an offer up to \$2,000,000 to purchase the BOA property. The offer was communicated to the BOA representative. Scott Lloyd, the City's Broker, received an email from the BOA representative stating that if the City requires a redevelopment right, then we need to confirm agreement on the following additional conditions before proceeding any further:

- City would provide reasonable notice for redevelopment and reimburse Bank for any ATM relocation costs as a result of future redevelopment.
- Parties would mutually agree on redevelopment plans (exact language to be addressed in contract)
- No redevelopment to occur during the first 5 years of lease term.

The BOA representative further stated that obtaining off market approval from BOA is not an easy task, but given Belle Isle's willingness to grant rent free ATM leaseback and without a guarantee the ATMs can remain operational (at no additional cost to BOA), we will not receive Bank approval to proceed.

In speaking with Mr. Lloyd, the term redevelopment means a commercial development. Since the City is not planning for commercial development of the property, two of the conditions may not be relevant. The City Manager explained to Mr. Lloyd that drive-up ATM remaining or being relocated at the City's expense issue is problematic. The walk-up ATM can fit in the City plans for the property, but the drive-up ATM cannot remain, nor is it acceptable to the City to have it moved at the City's expense. Mr. Lloyd will communicate this to BOA.

Additionally, an inspection was done on the building and although a final written report has not yet been received, the results of the inspection are favorable.

**Staff Recommendation:** None until an answer is received from BOA.

**Suggested Motion:** None

**Alternatives:** N/A

**Fiscal Impact:** Up to \$200,000.

**Attachments:** None