



City of Eustis

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TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 16, 2026

RE: Resolution Number 2026-40: Authorization to Proceed to Closing – 21 North Grove Street

Summary

The proposed Resolution provides for final authorization to proceed with the acquisition of the property located at 21 North Grove Street, including confirmation of compliance with Section 166.045, Florida Statutes, approval of the purchase price, appropriation of funds, and authorization for staff to complete all remaining closing requirements.

This action constitutes the City Commission's final legislative approval of the acquisition and authorizes the Interim City Manager, City Attorney, and Finance Director to finalize all conditions precedent, resolve closing matters, and complete the transaction without the need for further Commission action.

Background

The City previously approved a Purchase and Sale Agreement for the acquisition of the property located at 21 North Grove Street for a valid municipal and public purpose, including redevelopment, economic development, and municipal operations.

As required by the Agreement and Section 166.045, Florida Statutes, the City has obtained two (2) independent MAI appraisals of the property. Both appraisals concluded a market value of \$1,400,000.00. The agreed purchase price of \$1,400,000.00 does not exceed the average of the appraised values and is presented for approval as fair and reasonable.

City staff has completed due diligence activities in accordance with the Agreement, including review of prior environmental assessments, property condition reports, and internal inspections of the building systems and structure. Based on this review, staff has determined that due diligence is complete to the City's satisfaction and that the property is suitable for the City's intended use.

Remaining items necessary to close the transaction are ministerial and transactional in nature and include final confirmation of title matters, lien satisfactions, tax matters, and preparation of closing documents.

Legal Considerations

Section 166.045, Florida Statutes, requires municipalities to obtain at least two (2) appraisals for real property acquisitions exceeding \$500,000.00. This requirement has been satisfied.

The appraisals relied upon by the City were prepared by MAI-designated, state-certified general appraisers and comply with the Uniform Standards of Professional Appraisal Practice (USPAP). The purchase price is supported by competent substantial evidence and does not exceed the average appraised value; therefore, no extraordinary vote requirement is triggered.

The proposed Resolution constitutes final Commission action authorizing the acquisition and appropriately delegates authority to the Interim City Manager, City Attorney, and Finance Director to complete closing, resolve title matters, and disburse funds, consistent with Florida law and the City's home rule authority.

The Resolution also includes appropriate limitations to ensure that no material changes to the purchase price or the City's substantive obligations may occur without further Commission approval.

Confidentiality

To the extent permitted by law, appraisal materials obtained in connection with this acquisition have been maintained in accordance with Section 166.045, Florida Statutes. The appraisal reports are not included in the public agenda materials but remain available for review by the City Commission through controlled access.

Next Steps

Upon approval of the Resolution, staff will:

- finalize title review and confirm satisfaction of all lien and tax matters;
- complete preparation and approval of the settlement statement and closing documents;
- confirm availability of appropriated funds; and
- proceed to closing in accordance with the Purchase and Sale Agreement.

No further Commission action will be required unless a material change to the transaction is proposed.

Fiscal Impact

Funds for the acquisition, including the purchase price of \$1,400,000.00 and associated closing costs, have been identified within the City's adopted budget and are available for appropriation.

Recommendation

Staff recommend that the City Commission approve Resolution 2026-40 authorizing the City to proceed to closing for the acquisition of the property located at 21 North Grove Street.

Business Impact Estimate

Not applicable.

Attachments

Resolution Number 2026-40: Authorization to Proceed to Closing – 21 North Grove Street

(Appraisal reports not included - available for Commission review upon request)

Prepared By

Sasha Garcia, City Attorney

Reviewed By

Miranda Burrowes, Deputy City Manager
Rick Gierok, Interim City Manager