



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: SEPTEMBER 7, 2023

RE: RESOLUTION NUMBER 23-79: APPROVING THE FIRST AMENDMENT TO THE EDUCATIONAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EUSTIS AND LAKE-SUMTER STATE COLLEGE FOUNDATION, INC., AND THE DISTRICT BOARD OF TRUSTEES OF LAKE-SUMTER STATE COLLEGE

Introduction:

In order to support the economic impact Lake-Sumter State College has on the City of Eustis, and its ability to meet the growing workforce demand for licensed commercial truck drivers and utility lineworkers, the City Commission, at its November 17, 2022 meeting approved the donation of a 4-acre parcel of land to the College. Staff was directed to work with the college to identify a suitable parcel for ownership transfer for construction of a Lake-Sumter State College Commercial Driver's License and Utility Lineworker Training Facility. At the January 5, 2023 meeting, staff shared with City Commission the 4-acre parcel that it was recommending for Commission approval. The subject 4-acres is part of a larger 13.71-acre parcel located at the southwestern corner of Hicks Ditch Road and SR 44, identified by the Lake County Property Appraiser by Alternate Key #1428441.

In accepting ownership of the subject property Lake-Sumter State College agreed that it would grant the City a 30 ft utility easement along the full length of the northern (SR44) and eastern boundaries (Hicks Ditch Road) of the property, which would be designated on the recorded special warranty deed.

City Commission authorized the City Manager to execute an Educational Development Agreement with Lake-Sumter State College for the construction of the Lake-Sumter State College Commercial Driver's License and Utility Lineworker Training Facility.

Subsequent to the execution of the original agreement LSSC is proposing amendment language that expands on the educational use of the land, extends the previous closing date, revises the prior reversionary language, and several other technical or clarifying changes. Below is a summary of the substantive amendatory provisions.

1. The College shall notify the City in writing and request City approval for an alternate educational use at the Property. The City shall not object to the

- College's intended use if the use is considered educational in nature as determined by the City at its reasonable discretion.
2. All notices required by this Agreement shall be sent in writing via certified mail, return receipt requested or via mail delivery requiring signature to the City Manager and College President.
 3. The College is granted an extension of time to close on the Property, but no later than September 21, 2023.
 4. The Property will be conveyed to Lake-Sumter State College, not the College's Foundation.
 5. The College will not convey, sell or otherwise transfer its interest in the Property for any purpose without written approval from the City. The reversionary language revision now includes this express restriction to be included in the deed.
 6. The Property reverts to the City if LSSC fails to comply with terms and provisions of the Agreement.

Staff Recommendation

Approve Resolution Number 23-79 authorizing the City Manager to execute the Educational Development Agreement First Amendment.

Prepared by:

Al Latimer, Economic Development Director

Attachments:

Resolution Number 23-79 with Attached Educational Development Agreement First Amendment