

RESOLUTION NUMBER 24-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING THE REINSTATEMENT AND FIRST AMENDMENT TO VACANT LAND CONTRACT BETWEEN THE CITY OF EUSTIS AND HAYES BROS. FUNERAL HOME FOR CITY-OWNED PROPERTY LOCATED AT 110 W. WOODWARD AVE (ALTERNATE KEY NO. 1631360); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL CLOSING DOCUMENTS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on or about March 6, 2020, Lake County acquired vacant real property at 110 W. Woodward Avenue via tax escheatment; and

WHEREAS, on or about April 21, 2020, Lake County donated the unencumbered land at 110 W. Woodward Avenue to the City of Eustis; and

WHEREAS, Hayes Bros. Funeral Home made an offer to the City for the purchase of the subject property which is located adjacent to the business's overflow parking; and

WHEREAS, at the September 17, 2020 City Commission meeting, the City Manager proposed the sale of the subject property to the Hayes Bros. Funeral Home and received a consensus from the City Commission to proceed with the transaction; and

WHEREAS, the parties subsequently entered into a Vacant Land Contract with an effective date of October 7, 2020; and

WHEREAS, without a quiet title action, title insurance could not be issued until the expiration of the 4-year statute of limitations challenge period for tax deed sales which is March 6, 2024; and

WHEREAS, the parties elected to wait for the expiration of the 4-year statute of limitations period to proceed with the closing of the property when title insurance could be issued; and

WHEREAS, the original Vacant Land Contract automatically terminated on October 15, 2020; and

WHEREAS, the parties wish to reinstate the contract and modify certain terms and provisions contained therein to allow for completion of the transaction through the execution of a Reinstatement and First Amendment to Vacant Land Contract.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

Section 1. The Reinstatement and First Amendment to Vacant Land Contract for the subject property is hereby approved.

Section 2. The City Manager is hereby authorized to execute the Reinstatement and First Amendment to Vacant Land Contract attached hereto as Exhibit "A" and any other closing documents associated therewith.

Section 3. This Resolution shall become effective immediately upon passage.

DONE AND RESOLVED this 15th day of February, 2024, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

