



Town of _____

Micanopy

Florida

AGENDA ITEM: Consideration of Counteroffer for Land Purchase – Community Resource Center (CDBG-CV Grant)

TYPE: Action Item

MEETING DATE: October 14, 2025

DEPARTMENT: Administration

PRESENTED BY: Sara Samario, Town Administrator

BACKGROUND

Through the Town's Community Development Block Grant – Coronavirus (CDBG-CV) award, funding was allocated for the development of a new Community Resource Center. The Town identified and appraised a parcel suitable for this project. The independent appraisal determined the fair market value of the property to be \$117,000.

In accordance with CDBG acquisition procedures, a formal offer was made to the property owner based on the appraised value. The property owner has since submitted a counteroffer of \$125,000, citing additional private investment in site preparation and engineering work already completed. These improvements include dividing the land between the Town and the Alachua County Library District and establishing a dedicated easement to ensure future access to the Town's parcel.

FUNDING IMPACT

Under the terms of the CDBG-CV grant, federal funds cannot be used to pay more than the appraised value of the property. Therefore, any amount exceeding the appraisal must be paid by the Town using local funds.

The counteroffer increases the total cost by \$8,000, which would need to be covered by the Town from its General Fund or other available local sources.

STAFF RECOMMENDATION

Staff recognizes the seller's investment in pre-development work that directly benefits the project and ensures long-term site access. Accepting the counteroffer will allow the Town to proceed with acquisition and keep the project on schedule.

Staff recommends that the Town Commission approve the counteroffer of \$125,000, authorizing the Town Administrator and Mayor to execute the necessary documents to finalize the property acquisition, with the Town contributing the \$8,000 difference from local funds.

RECOMMENDED MOTION

I move to approve the purchase of property for the Community Resource Center at the counteroffer price of \$125,000, and authorize payment of the \$8,000 difference above the appraised value from local funds, with the Mayor and Town Administrator authorized to execute all necessary documents to complete the acquisition.

706 NE Cholokka Blvd.
PO Box 137, Micanopy, FL 32667-0137
(352) 466-3121 Town Hall (352) 466-4912 Fax
townhall@micanopytown.com



Town of _____
Micanopy
_____ Florida

Receipt of Offer Package

This form verifies that I, the undersigned property owner (or authorized representative), have received from the **Town of Micanopy** the following documents related to the proposed acquisition of property through the Community Development Block Grant (CDBG) program:

1. Formal Offer Letter to Purchase Property
2. Determination of Just Compensation
3. Property Appraisal

By signing below, I acknowledge receipt of the above documents on the date indicated. This acknowledgment does not constitute acceptance or agreement to the terms of the offer, only confirmation that the package was delivered to me.

Property Information:

Parcel ID / Address: 16672 000 000

Property Owner (or Authorized Representative):

Printed Name: Mark H. Gray Manager/member

Signature: *Mark H. Gray*

Date of Receipt: 9/18/25

Delivered By (Town Representative):

Printed Name: Sara S. Samario

Signature: *Sara S. Samario*

Date: 9/18/25



Town of _____
Micanopy
_____ Florida

**WRITTEN OFFER OF JUST COMPENSATION AT FAIR MARKET VALUE
TO PURCHASE A PERMANENT EASEMENT ON A PARCEL OF PROPERTY**

Date: September 18, 2025 _____

Name: Mr. Mark Greg

Address: 189 East Ridge Road

Islamorada, Florida 33036

Re: Acquisition of 1.012 acres of a Parcel of Property you own located in the Town of Micanopy that is part of Alachua County Property Appraiser's parcels #16672-000-000, Micanopy, Florida. The Town of Micanopy is proposing to utilize the property to construct a Community Center.

Dear: Mr. Greg: _____ :

This will introduce to you Sara Samario, Town of Micanopy, Town Administrator, Ms. Samario's office is located at: 706 NE Chokolka Boulevard, Micanopy, Florida, 32667-4113, Ms. Samario is representing the Town of Micanopy, Florida, in the capacity of Purchasing Agent and she will discuss with you the acquisition by the Town of Micanopy of the parcels of property referenced herein. The Town of Micanopy intends to construct a Community Center on the property. Our records indicate the property is owned by South Moon Under, LLC. This parcel of property, located has the following legal description:

South Moon Lot, 800 block Northeast 1st Street, Micanopy, Alachua County, Florida 32667.

ABOVE-DESCRIBED LANDS CONTAINING 1.012 ACRES, MORE OR LESS.

This information was obtained from the Alachua County, Florida Property Appraiser's Web Site, Parcel ID #16672-000-000. The acquisition of the described property is being acquired by the Town of Micanopy for the construction of a proposed Community Center.

The Town of Micanopy has had the property described above appraised by a competent and unbiased fee appraiser and the appraisal is found to be well supported. A copy of the Appraisal Report has been included as an enclosure with this letter. Based on the appraisal, the Town of Micanopy hereby makes you a firm offer in

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Enclosure: Statement of the Basis for the Determination of "Just Compensation"
Appraisal of the property

I ACCEPT THE OFFER OF JUST COMPENSATION

I freely and without duress accept the above stated amount offered as just compensation at fair market value in exchange for selling the parcel of property to the Town of Micanopy.

Print Name of Authorized Party: _____

Signature of Authorized Party: _____ Date: _____

**I DECLINE THE OFFER OF JUST COMPENSATION AND DONATE
THE PARCEL OF PROPERTY TO THE TOWN OF MICANOPY**

I freely and without duress accept the above stated amount offered as just compensation at fair market value, but decline to accept the compensation offered, and I choose to donate the parcel of property, and hereby waive my rights under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA), as amended.

Print Name of Authorized Party: _____

Signature of Authorized Party: _____ Date: _____

**"I DECLINE TO SELL THE PROPERTY AT THE OFFER OF JUST COMPENSATION.
HOWEVER, I AGREE TO SELL THE PROPERTY TO THE TOWN OF MICANOPY**

FOR \$ _____ .00.

Print Name of Authorized Party: Mark H. Gregg, Manager/member → 125,000.00

Signature of Authorized Party: [Handwritten Signature] Date: 9/18/25

**I DECLINE TO SELL MY PROPERTY AT THE APPRAISED PRICE TO THE
TOWN OF MICANOPY**

I decline to participate in the acquisition and refuse to sell my property to the Town of Micanopy.

Print Name of Authorized Party: _____

Signature of Authorized Party: _____ Date: _____

the amount of One Hundred Seventeen Thousand Dollars (\$117,000.00), the appraised value, for the purchase of the parcel of property as defined above.

We feel that the above offer is most equitable, and we urge your favorable consideration and acceptance of it. Please review the attached appraisal. You may exercise any of the following options regarding this written offer of just compensation for the acquisition of a portion of your property:

- A. Accept the just compensation at fair market value. To do so, simply affix your signature and the date of acceptance below in the section titled "I ACCEPT THE OFFER OF JUST COMPENSATION".
- B. Accept the appraisal valuation of just compensation at fair market value, but decline to accept the compensation, and choose to donate the property, waiving your rights under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA), as amended. To do so, simply affix your signature and the date of acceptance below in the section titled "I DECLINE THE OFFER OF JUST COMPENSATION AND DONATE THE PROPERTY".
- C. Make the Town a Counteroffer for the acquisition of your property. "I AGREE TO SELL THE PROPERTY TO THE TOWN OF MICANOPY FOR THE AMOUNT OF \$ _____ .00.
- D. Decline to participate in acquisition of the property under this procedure. To do so, simply affix your signature and the date of declination below in the section titled "I DECLINE TO SELL MY PROPERTY TO THE TOWN". If the Town's offer is declining. If the offer is declined, the Town will not have sufficient time to construct the proposed community center at another location prior to the funding, the Florida Commerce Department has allocated for the project, being resended.

Whichever option you choose, it is very important that you return this Written Offer of Just Compensation at Fair Market Value with your original signature indicating your decision to the Town's representative at the following address 706 NE Cholokka Boulevard, Micanopy, Florida 32667-4113 or by mail at P. O. Box 137, Micanopy, Florida 32667-0137, as soon as possible to facilitate resolution of this administrative process, which will include entering into a formal agreement regarding your decision and execution of a SALE AND PURCHASE AGREEMENT:

Sincerely,

Jiana Bradshaw, Mayor

Signed by:

3C06088EC8214C2

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STATEMENT OF THE BASIS FOR THE DETERMINATION OF JUST COMPENSATION (07.02)

Description and Location of Property

The Town of Micanopy, Florida proposes to purchase a 1.012-acre parcel of property located in the Town of Micanopy, Florida. The property includes portions of Alachua County Property Appraiser's Parcel #16672-000-000. The parcel is currently vacant. The Town proposes to purchase said property from South Moon Under, LLC. whose address is 189 East Ridge Road, Islamorada, Florida 33036.

Purpose of Purchase

The Town of Micanopy intends to use the entire parcel for property to construct a Community Center. The proposed use conforms to the zoning, present use, surrounding land use, and area trends.

Declaration of Offer

Based on the appraisal of the property, the Town of Micanopy hereby makes South Moon Under, LLC an offer in the amount of One Hundred Seventeen Thousand Dollars (\$117,000.00) for the purchase of your property. This offer is for the fair market value of your property and does not include any consideration of decrease or increase in value attributable to the project for which it is being acquired. It reflects no relocation payments which the owner/tenant may be entitled to receive under the Community Development Block Grant Regulations.

Definition of Fair Market Value

"Fair Market Value" is the highest price estimated in terms of money which the property would bring if exposed for sale in the open market, allowing a reasonable time in which to find a purchaser buying with knowledge of all the uses and purposes for which it is adapted and for which it is capable of being used.

Appraisal Techniques

Because the property is vacant, a Sales Comparison approach was the only approach utilized to determine the fair market value of this property.

Sales Comparison Approach

* Land: One Hundred Seventeen Thousand hundred dollars (\$117,000.00).

To determine the fair market value of the unimproved subject property, the hired appraiser researched sales of approximately three vacant properties in the area and utilized these properties as comparables to establish the basis for establishing the value of subject property by comparison.

After adjusting these sales, of comparable properties, for difference in the legal, physical, location and economic characteristics of comparable sales, the determined value of subject property, by comparison, is \$117,000.00.

Signed by:



Signature of Authorizing Official

9/15/2025

Date