

September 2, 2026

Re: Request for Compromise and Reduction of Municipal Liens – Roy Brown Trust Properties

To Whom It May Concern:

We respectfully submit this request for the City of Wauchula to consider a compromise and substantial reduction of the outstanding municipal liens against properties currently held by the Roy Brown Trust within the City limits.

The Trust has been working diligently for more than a year to address the outstanding code, property, and lien issues affecting these properties. We have undertaken necessary repairs and demolition, retained ongoing lawn and property maintenance, and made repeated efforts to market and sell individual properties. We are also working separately with Hardee County to address the liens and obligations owed to the County.

Our objective is straightforward: to resolve these outstanding obligations, place the properties back into productive use, and facilitate their sale to responsible purchasers who can properly maintain, rehabilitate, or redevelop them.

Outstanding City Liens

The current amounts attributable to the City of Wauchula are as follows:

- 121 Main Street: \$18,662.33
- 125 Main Street: \$3,100.00
- 126 E Townsend Street: \$15,271.33
- 715 S 6th Avenue: \$27,200.00

Total: \$64,233.66

We recognize the City's legitimate interest in recovering amounts owed and in ensuring that these properties remain in compliance with applicable municipal requirements. At the same time, the current lien structure has created a significant practical obstacle to resolving the underlying problem.

Because the outstanding liens associated with properties held under the same ownership can prevent the Trust from effectively completing individual transactions, we have been unable to use the sale of the smaller properties to generate the funds necessary to address the remaining obligations and maintain the larger parcels. As a result, the current situation risks becoming

self-perpetuating: the Trust cannot readily sell properties to generate capital for compliance, while the continued accumulation of costs and liens makes resolution increasingly difficult.

715 S 6th Avenue:

The property at 715 S 6th Avenue illustrates the importance of reaching a negotiated resolution.

The Trust previously had a signed contract in place for more than a year with Gryboski & Associates for development of the property as a Wawa. Unfortunately, that transaction ultimately did not close for reasons outside the Trust's control.

During the course of those negotiations, we understood from the City that the lien on the property would be addressed through a Forbearance Agreement upon establishment of a closing date. Although that transaction did not ultimately proceed, the Trust continues to actively pursue a sale of the property and remains in discussions regarding potential buyers, including the possibility of reviving the prior development opportunity or securing an alternative purchaser.

A successful sale or redevelopment of this property would provide a substantial benefit to the City by returning a significant parcel to productive use and resolving the issues associated with the property.

126 E Townsend Street:

The history of the lien on 126 E Townsend Street also demonstrates the Trust's good-faith efforts to address the City's concerns.

We were previously advised that the original \$30,000 lien would be significantly reduced or eliminated upon demolition of the structure located on the property. Relying on that understanding, the Trust incurred substantial expense to demolish the structure and bring the property into a more appropriate condition.

Despite undertaking that work at considerable expense, the Trust currently remains responsible for more than \$15,000 in liens against the property. Consequently, the Trust has incurred significant costs to address the City's concerns while receiving substantially less economic benefit from the property than anticipated.

Proposed Settlement

In an effort to bring this matter to a prompt and final resolution, the Trust has secured \$20,000 in financing specifically for the purpose of resolving the City's outstanding liens.

Accordingly, we respectfully propose that the City accept \$20,000 as full and final satisfaction of all outstanding City liens against the Roy Brown Trust properties identified above, with the City agreeing to release the corresponding liens upon receipt of those funds.

The Trust is prepared to make the \$20,000 payment immediately upon acceptance of this proposal and execution of an appropriate settlement and lien-release agreement.

We believe this proposal provides the City with several meaningful benefits:

1. Immediate and certain recovery of \$20,000, rather than continued uncertainty regarding when and to what extent the outstanding liens can ultimately be collected.
2. Removal of a significant impediment to the sale of individual properties, allowing those properties to be transferred to purchasers who can invest in their repair, rehabilitation, or redevelopment.
3. Reduction of ongoing property deterioration and maintenance concerns, which benefits both the City and surrounding property owners.
4. Facilitation of redevelopment of larger parcels, including 715 S 6th Avenue, which has already attracted interest for significant commercial development.
5. A practical path toward final resolution of issues that have remained outstanding for an extended period.

The Trust is not seeking to avoid its responsibilities. To the contrary, we have invested substantial time, effort, and resources attempting to correct the problems associated with these properties and to work cooperatively with the City and County. We are now seeking a realistic, negotiated resolution that will allow the parties to move forward rather than remain constrained by obligations that prevent the properties from being sold and returned to productive use.

There are interested purchasers for several of the smaller properties. Releasing the City liens would allow those transactions to proceed and would provide the Trust with the ability to continue addressing the larger parcels, satisfy current property-tax obligations, and maintain the properties while appropriate buyers or redevelopment opportunities are secured.

We respectfully ask the City to exercise its discretion to accept the proposed \$20,000 settlement in full satisfaction of the outstanding City liens. The funds are available, and we are prepared to wire the payment promptly upon written acceptance and completion of the necessary documentation.

We sincerely appreciate the City's consideration of this proposal and hope we can reach a mutually beneficial resolution. Our goal is to close this chapter responsibly, protect the City's interests, and allow these properties to transition to owners who can restore, improve, and put them to productive use.

Thank you for your time and consideration. We would welcome the opportunity to discuss this proposal with the appropriate City officials or counsel at your earliest convenience.

Respectfully,

Andy Brown Milheizler, PE
Samantha Brown-Parks, MD
(Trustees, Roy Brown Trust)