

## *City of Tarpon Springs, Florida*

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[www.ctsfl.us](http://www.ctsfl.us)

October 3, 2017

To: Members of the Community Redevelopment Agency

From: Mark G. LeCouris, City Manager

Re: Funding for Proposed Purchase of Sun-Bay Motel Property

Attached is the Mediated Settlement Agreement with the owner of the Sun-Bay Motel Property. It is requested that the CRA approve the purchase of the property for \$910,000 plus attorney's fees in the amount of \$55,000 and other conditions contained in the agreement.

The CRA is requested to authorize expenditure of \$500,000 in CRA funds for this purchase and request that the Board of Commissioners approve a loan to the CRA from the Water and Sewer Fund or General Fund Reserves in an amount not to exceed \$600,000.

**MEDIATED SETTLEMENT AGREEMENT**

At a Mediation Conference held on Monday, September 18, 2017, the parties, **CITY OF TARPON SPRINGS CRA** and **FUN CITY ENTERPRISES, INC.** (“**SUNBAY MOTEL**”), along with their attorneys reached the following Settlement Agreement:

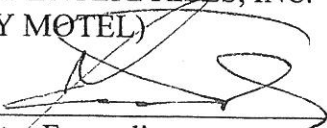
1. City shall pay Sunbay Motel \$910,000.00 for the purchase of the subject property;
2. City shall pay attorney’s fees and all costs of \$55,000.00 to Sunbay’s attorneys;
3. This agreement and purchase of the subject property is in lieu of condemnation;
4. City staff and Manager will recommend approval of this agreement;
5. City shall pay all closing costs. Sunbay shall be responsible for payment of pro-rata taxes due and owing;
6. All code enforcement actions and proceedings against the subject property and Sunbay shall be abated through closing and rendered moot upon closing.
7. Closing shall occur 30 days after approval by CRA or appropriate body;
8. This agreement will be set on the CRA agenda for its October <sup>3</sup> ~~31~~ <sup>AJP</sup>, 2017 meeting;
9. This agreement is subject to CRA approval; and
10. Sunbay shall have thirty (30) days after closing to remove any FF&E on the premises. Sunbay shall keep all doors and windows in place during this period and shall also deliver any keys to the property to the city.

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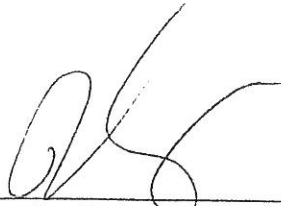
CITY OF TARPON SPRINGS

By:   
Mark LeCouris, City Manager

FUN CITY ENTERPRISES, INC.  
(SUNBAY MOTEL)

By:   
Peter Fanoudis, owner

By:

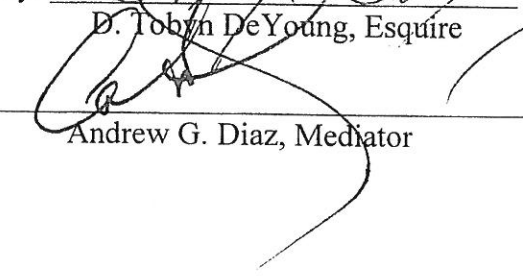
  
Jay Daigneault, Esquire

By:

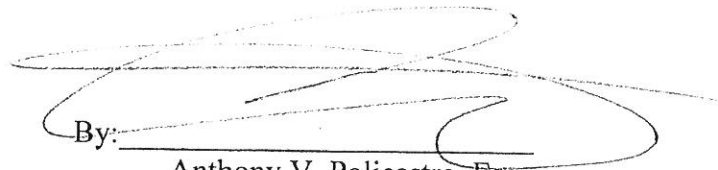
  
James A. Helinger, Jr., Esquire

By:

  
D. Tobyn DeYoung, Esquire

  
Andrew G. Diaz, Mediator

By:

  
Anthony V. Policastro, Esq.

**City Of Tarpon Springs**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**CRA - Downtown Fund**  
**FY 2017 - FY 2022**

		<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
<b>Revenue:</b>							
City TIF Revenue	\$	188,126	206,231	214,480	223,059	231,982	241,261
County TIF Revenue		185,586	203,548	211,690	220,158	228,964	238,122
Loan From Water-Sewer Fund and/or General Fund Reserves		-	600,000	-	-	-	-
Other		33,893	22,878	23,793	24,745	25,735	26,764
<b>Total Revenue</b>		<u>407,605</u>	<u>1,032,657</u>	<u>449,963</u>	<u>467,962</u>	<u>486,680</u>	<u>506,147</u>
<b>Expenditures:</b>							
Land Purchase and Demolition		-	1,100,000	-	-	-	-
Facade grants		125,825	88,916	88,916	88,916	88,916	88,916
CRA Landscape / Maintenance		142,638	148,711	148,711	148,711	148,711	148,711
Loan Repayment to Penny		-	195,030	126,055	-	-	-
Loan Repayment to Water-Sewer Fund and/or General Fund		-	-	75,000	175,000	175,000	175,000
<b>Total Expenditures</b>		<u>268,463</u>	<u>1,532,657</u>	<u>438,682</u>	<u>412,627</u>	<u>412,627</u>	<u>412,627</u>
<b>Net Change in Fund Balances</b>		139,142	(500,000)	11,281	55,335	74,053	93,520
<b>Fund Balance - Beginning of Year</b>		<u>589,588</u>	<u>728,730</u>	<u>228,730</u>	<u>240,011</u>	<u>295,346</u>	<u>369,399</u>
<b>Fund Balance - End of Year</b>	\$	<u>728,730</u>	<u>228,730</u>	<u>240,011</u>	<u>295,346</u>	<u>369,399</u>	<u>462,920</u>