

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 6, 2024

Agenda Item:

Interlocal Property Sale Agreement between Lee County and Village of Estero

Background:

Part of the mission for the Village is the development of a Parks and Open Space Plan. This effort has been guided by the Master Plan that was conducted and approved by the Village Council about 4 years ago. The Plan identified the facilities and programs desired by the community. It was clear that to accomplish this plan land would be needed. This process launched the effort to assemble for the Sports Entertainment hub within the Village.

To date, the Village has assembled the following:

- Approximately 52.84 acres from the Lee County School District on a 99-year lease to the Village for \$10 per year with the guarantee that the Village will build and maintain school related recreational facilities at no cost to the district.
- Approximately 21.22 acres purchased by the Village from private owners for approximately \$5.25M.

The action before the Village Council with this Agenda item is the purchase of approximately 25.5 acres from Lee County for \$700,000 plus the guarantee that facilities and the operation of those facilities currently provided by the County will then be provided by the Village. Of note, the payment to the County is exactly the amount that the County paid to the School District to acquire one of the parcels several years ago thus they are simply being made whole for their costs in the transfer.

Combined, these parcels total about 99.56 acres. This area is very likely capable of being developed, over time, to accommodate all the active sports and recreational needs of the community. In this collaboration with the School District and County the Village has lessened its costs for property acquisition and provided a benefit to our public sector partners – the proverbial win-win.

Currently, the Village has purchase about 245 acres of land including: 62.5 acres at the Estero River Park, 72 acres on Three Oaks Parkway, and 10 acres for the River Oaks Park as part of the implementation of the Parks and Open Space Master Plan.

Description:

Proposed is the purchase of 25.5 acres of land from Lee County is the last element to be included in the Estero Sports Entertainment Park. The planning process for the entire 99.56-acre parcel is on-going. This process includes 2 community meetings, a survey of all known user groups and the input of several nationally recognized consulting firms.

The planning process will result in a final plan to be submitted to the Village Council in January 2025. With the adoption of the final plan the Village will begin the design and permitting process.

Action Requested:

Motion to approve the Interlocal Agreement between the Village and County for acquisition of County park land.

Process and Timeline:

The Lee County Board of Commissioners will consider formal adoption of this Interlocal at their regularly scheduled meeting on Tuesday, November 5th. Upon adoption of both parties a closing on the real estate transfer would occur within 90 days. An earlier closing could occur with the support of both parties.

The Village will attempt to close on the property as soon as possible since the parcels are part of master planning process scheduled to conclude in January. Without the closing, many user groups have significant concerns about the availability of their facilities and parking.

Financial Impact:

At closing, the Village will pay the County \$700,000 as required in the agreement. These funds are available in the current Estero Capital Improvement Program. This amount has been part of the staff and Council discussions for the last several months.

In addition, it is understood that the Village will have additional commitments required by this agreement. These major commitments include:

1. The Village is required to provide and maintain recreational fields, as currently provided by the County, for the groups listed in Exhibit “D” of the agreement, with all costs borne by the Village.

2. The Village will be required to relocate, at our expense, the County maintenance facility currently on the property to a location immediately north of the new property line. The cost of this relocation is estimated at around \$1M.

These on-going costs have been factored into our Sports Park Master Plan and are not anticipated to create any new/unbudgeted impact on the Village's adopted budget.

Prepared by: Steve Sarkozy

Attachments:

1. Interlocal Property Sale Agreement between Lee County and Village of Estero, with Attachments.