

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2015-02

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REQUESTING THE PALM BEACH COUNTY COMMISSION TO WAIVE PAYMENT BY THE TOWN FOR THE CONVEYANCE OF TITLE TO REAL PROPERTY CURRENTLY LEASED BY THE COUNTY TO THE CENTRAL PALM BEACH COUNTY CHAMBER OF COMMERCE AT THE LOXAHATCHEE GROVES PARK, TO THE TOWN AS PART OF THE TOWN'S TRANSACTION TO PURCHASE THE CHAMBER'S BUILDING CONSTRUCTED ON THE PROPERTY; PROVIDING FOR DELIVERY OF THIS RESOLUTION TO PALM BEACH COUNTY; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Palm Beach County currently has a long-term lease, with rental payments of \$1.00 per year, with the Central Palm Beach County Chamber of Commerce ("Chamber"), for a 1.32 +/- acre portion of County-owned property within the Loxahatchee Groves Park (hereinafter the "Leased Property"), on which the Chamber constructed a building for use as offices for the Chamber; and,

WHEREAS, the Town and the Chamber have entered into negotiations for the purchase of the Chamber's building on the Leased Property; and,

WHEREAS, given the anticipated purchase price for the Chamber Building, the Town Council believes that it is in the best interest of the Town, its residents and taxpayers, for the Town to also obtain ownership of the Leased Property on which the Chamber Building and associated improvements are located; and,

WHEREAS, the Town Manager has requested Palm Beach County to convey title of the Leased Property to the Town; and,

WHEREAS, the Town Manager has been advised that it is the policy of Palm Beach County that County Administration must recommend a purchase price for all real property to be conveyed by the County, but that the County Commission may waive the requirement of payment for such a conveyance; and,

WHEREAS, for the reasons set forth herein, the Town Council of the Town of Loxahatchee Groves finds that a waiver of payment by the Town to the County, for the conveyance of title to the Leased Property, in in the best interest of both the Town and Palm Beach County, as well as the residents and taxpayers of both entities.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council of the Town of Loxahatchee Groves hereby makes the following findings in support of its request for the Palm Beach County Commission to waive payment from the Town for the conveyance of title to the Leased Property:

- a. The Town is a governmental entity, and any payment to the County would be public dollars;
- b. The Town is purchasing the Chamber Building for use as Town offices;
- c. The Town's purchase of the Chamber Building and the Leased Property will assure that title to the Leased Property will remain public and that the Leased Property will be used for public purposes;
- d. The Town having a permanent presence within the County's Loxahatchee Groves Park, on the Leased Property, could be useful for the County, as Town staff will be present during business hours and available to observe and assist with any issues at the Park; and,
- e. Having government offices on the Leased Property will afford the County an option for meetings with local officials, and residents from the Town as well as surrounding areas; and,
- f. A waiver of payment for the conveyance of title is consistent with coordination and collaboration of governmental entities for the benefit of the public, as the funds that would be used to pay for the title could be used for other projects or public purposes within the Town, while at the same time the County is not losing any revenues that it is currently receiving from use of the Leased Property given the approximately 24 years remaining on the current lease with nominal annual payments of only \$1.00.

Section 3. For the foregoing reasons, the Town Council of the Town of Loxahatchee Groves requests the Palm Beach County Commission to waive any requirement for payment from the Town for conveyance of title of the Leased Property from the County to the Town in association with the Town's purchase of the Chamber Building located on the Leased Property.

Section 4. Copies of this Resolution shall be delivered to all members of the Palm Beach County Commission, and the County Administrator.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall become effective immediately upon its passage and adoption.

**ADOPTED by the Town Council of the TOWN OF LOXAHATCHEE GROVES,
FLORIDA, This 6th day of January, 2015.**

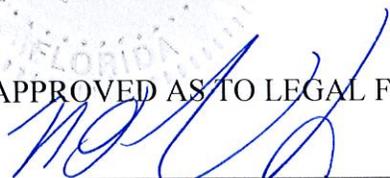
ATTEST:



Janet K. Whipple, Town Clerk

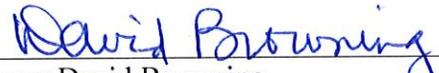


APPROVED AS TO LEGAL FORM:



Office of the Town Attorney

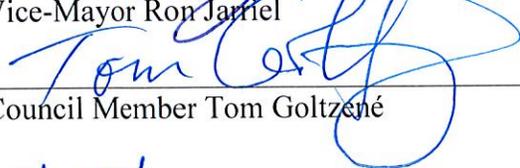
TOWN OF LOXAHATCHEE GROVES,
FLORIDA



Mayor David Browning



Vice-Mayor Ron Jarruel



Council Member Tom Goltzené



Council Member Ryan Liang



Council Member Jim Rockett