

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: County-owned Land Dodd/Dike Road (Children's Village)

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Jamie Croteau **CONTACT:** Meloney Lung **EXT.** 5256

Agenda Date <u>1/25/05</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input checked="" type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION: Staff is seeking direction on the use of the structures located at Dodd/Dike Road.

BACKGROUND:

In 1985, Environmental Services purchased approximately 24 acres adjacent to the Southeast Regional Water Treatment Plant for future expansion.

In 1987, the BCC approved a lease with Sharing Concern For Seminole County Shelter Children, Inc. (SC3) for approximately 1.5 acres of the vacant land. Members of SC3 and the Rotary Club raised funds to construct two (2) 5,500 sq. ft. structures and construction was completed in 1990. The lease refers to the structures as Seminole Children's Village. Seminole Children's Village provided temporary care shelters for children. In 1992, SC3 amended their lease and turned over the day to day operations to Seminole Community Mental Health Center, Inc. (SCMHC).

SCMHC used the facilities as a shelter for children until 2002 when funding was discontinued by DCF. In 2003, the BCC approved a sub-lease to Conductive Education Center of Orlando. Conductive Education Center did not execute the lease agreement. The structures remained empty for over 18 months; County staff terminated the lease on March 4, 2004. On May 25, 2004, the BCC directed staff to meet with interested non-profit parties and to try and find a solution for the two structures located at Dodd/Dike Road. Over the past several months, staff has met with representatives from the Sheriff's Office, Community Based Care of Seminole, Florida Christian Children's Home Society, Seminole County Community Assistance, Seminole County Community Resources and many non-profit Agencies that expressed some interest in the facilities.

District 1, Commissioner Dallari

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	BASSS01

The following information was provided by Community Based Care of Seminole:

1. Seminole County has a total capacity of 120 beds (children shelter usage)
 - a. Emergency Shelters
 - i. Girls and Boys Town – 28 beds
 - ii. Children’s Home Society – 14 beds
 - b. Residential Group Care
 - i. Girls and Boys Town – 24 beds
 - ii. CHARLEE – 26 beds
 - iii. Covenant – 14 beds
 - c. Therapeutic Group Care
 - i. Devereaux – 14 beds
2. Average monthly number of Seminole County children sheltered - 23
3. Children’s Village operated at a total capacity of 24 beds

Ron Zychowski, Community Based Care of Seminole, has indicated that at this time there does not appear to be a need for this facility to be used strictly for children referred by his agency as originally intended. Staff has spoken to many non-profit agencies and there does appear to be a need for transitional housing facilities for either women and children or families with children.

Options for the BCC to consider:

1. Conduct an RFP process to allow all interested non-profit agencies to respond. This process would include a panel consisting of representatives from Community Resources, Community Assistance, and Seminole County Sheriff’s Office to review and evaluate responses. Criteria would be based on ability to demonstrate need, past performance in their field and prior experience with Seminole County, the capacity of the organization, ability and history in leveraging of funds, references, business plans and financial performance. The intent would be to use the facility for children and their families and not restrict the use to children only.
2. Another option would be to have Community Resources purchase these structures with capital improvement funds and conduct the same type of process as mentioned above. This Division would then lease the buildings to the non-profit agency/agencies that meet the most criteria. A benefit to this option would be that the funds used to purchase the structures would be returned to Environmental Services and any repairs would be paid for by Community Resources and not the General Fund.
3. Retain the structures for future county use.
4. The last option would be to sell the property to the highest bidder following the Purchasing RFP guidelines. In 2003, the BCC approved this property for surplus. Staff has obtained an appraisal and the market value for both structures is approximately \$890,000.

Staff is seeking direction on the use of this property.