



Baldwin County Commission

Legislation Text

File #: 22-0008, **Version:** 1

Meeting Type: BCC Regular Meeting

Meeting Date: 10/5/2021

Item Status: New

From: Ron Cink, Budget Director

Submitted by: Anu Gary, Administrative Services Manager

ITEM TITLE

Sale of Baldwin County Coliseum Property to the City of Robertsdale, Alabama

STAFF RECOMMENDATION

Related to the Baldwin County Coliseum property, a County-owned property located on Fairground Road in Robertsdale, Alabama, take the following actions:

- 1) Approve and authorize the Chairman to execute a Purchase and Sale Agreement between the Baldwin County Commission and the City of Robertsdale, for the City to purchase the Baldwin County Coliseum property from the County, in the amount of \$2,200,000; and
- 2) Authorize the Chairman to execute an Assignment of Real Estate Lease for County to assign all of its rights, duties and obligations under the Cattle and Fair Lease to the City of Robertsdale and the City to accept the same; and
- 3) Authorize the Chairman to execute the Statutory Warranty Deed and any other closing documents necessary regarding the sale of the above listed real property.

BACKGROUND INFORMATION

Previous Commission action/date: N/A

Background: The Robertsdale City Council met on August 16, 2021, to consider the approval of the Purchase and Sale Agreement, for the City to purchase the Baldwin County Coliseum Property from the County, in the amount of \$2,200,000.00.

The Baldwin County Coliseum has been utilized as a shelter for the public and as an emergency management support facility ("EMSF"). The City of Robertsdale agrees that the property will continue to be made available as an EMSF upon request by the County and without restriction.

FINANCIAL IMPACT

Total cost of recommendation: Incoming revenue \$2.2M

The County will pay (a) one-half (1/2) of any escrow fee which may be charged by the Title Company, (b) one-half (1/2) of the premium for an owner's title policy, and (c) the costs of curing all title objections for which Seller is responsible under the Purchase and Sale Agreement.

Budget line item(s) to be used: N/A

If this is not a budgeted expenditure, does the recommendation create a need for funding?
N/A

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?
Yes, County Attorney has drafted the agreement.

Reviewed/approved by: County Attorney has reviewed and approved documents 09/28/2021 akg

Additional comments: N/A

ADVERTISING REQUIREMENTS

Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Ron Cink will provide the original Agreement signed by Robertsdale to Admin. Admin. will have Purchase and Sale Agreement signed by Chairman.

Mail and email:

- 1) Copy of fully executed Purchase and Sale Agreement
- 2) Original Assignment of Real Estate Lease Agreement (to be executed by Robertsdale first) to:

The Honorable Charles H. Murphy
Mayor

City of Robertsdale
ATTN: Shannon Burkett, City Clerk
P.O. Box 429
Robertsdale, Alabama 36567

Charles.Murphy@gulftel.com
shannonburkett@robertsdale.org

cc: Ron Cink
Cian Harrison
Wayne Dyess
Brad Hicks - bhicks@stonecrosby.com
Laura Coker - lcoker@stonecrosby.com <<mailto:lcoker@stonecrosby.com>>

Once we have all fully executed documents, upload fully executed Agreement and Exhibits to BCAP and mail back to Robertsdale.

Action required (list contact persons/addresses if documents are to be mailed or emailed):
Deed files/tickler:

Add fully executed Purchase and Sale Agreement to Deed Book (BC Coliseum Property).

After closing, do follow up agenda item which makes all fully executed documents (Statutory Warranty Deed and any other closing documents necessary regarding the sale of the above listed real property), a part of the record. Contact person for closing information: Ron Cink

Add final executed documents to Deed Book along with agenda items and minutes excerpts and move the BC Coliseum Property from Active Deed Books to Conveyance Book (under Deeds).

Additional instructions/notes: N/A