

Notice of Intent to Award - Invitation to Bid, Transportation Impact Fee Offset Buy-Back

Posted: July 27, 2017

Hillsborough County, FL
 Transportation Impact Fee Offset Buy-back
 Auction Dated 7/11/17
 BIDS OFFERED

Line Number	Name of Offset Owner	Offset Account Number	Zone	Offset Balance	Face Value of Offsets Offered	Offset Price	Net Purchase Price of Offsets Offered	Percent of Offered Offsets Purchased by County	Face Value of Offsets Purchased by County	Net Purchase Price of Offsets Purchased by County	
1	Thornton Inc	795	10	\$56,476.80	\$10,000.00	74%	\$7,400.00	100.00%	\$10,000.00	\$7,400.00	
2	Thornton Inc	795	10	\$56,476.80	\$1,000.00	64%	\$640.00	100.00%	\$1,000.00	\$640.00	
3	Thornton Inc	795	10	\$56,476.80	\$10,000.00	79%	\$7,900.00	0.00%	\$0.00	\$0.00	
4	Thornton Inc	795	10	\$56,476.80	\$20,000.00	69%	\$13,800.00	100.00%	\$20,000.00	\$13,800.00	
5	Thornton Inc	795	10	\$56,476.80	\$5,476.80	60%	\$3,286.08	100.00%	\$5,476.80	\$3,286.08	
6	Thornton Inc	795	10	\$56,476.80	\$1,000.00	80%	\$800.00	0.00%	\$0.00	\$0.00	
7	South Shore Corporate Park LLC	719	9	\$12,850,617.63	\$4,000,000.00	64%	\$2,560,000.00	100.00%	\$4,000,000.00	\$2,560,000.00	
8	South Shore Corporate Park LLC	719	9	\$12,850,617.63	\$3,000,000.00	59%	\$1,770,000.00	100.00%	\$3,000,000.00	\$1,770,000.00	
9	South Shore Corporate Park LLC	719	9	\$12,850,617.63	\$3,000,000.00	69%	\$2,070,000.00	100.00%	\$3,000,000.00	\$2,070,000.00	
10	The Oasis at Brandon II LLC	942	7	\$92,898.91	\$66,887.22	72%	\$48,158.80	100.00%	\$66,887.22	\$48,158.80	
11	The Oasis of Brandon LLC	831		DISQUALIFIED - BELOW MINIMUM OFFER AMOUNT			\$0.00	0.00%			
12	Lang Environmental Management and Resources , Inc.	658		DISQUALIFIED - UNVERIFIED ACCOUNT OWNERSHIP			\$0.00	0.00%			
13	Laxer Family Limited Partnership	892	10	\$727,776.66	\$350,000.00	75%	\$262,500.00	100.00%	\$350,000.00	\$262,500.00	
14	The Parkview 1983 Trust	351	7	\$280,658.00	\$280,658.00	72%	\$202,073.76	100.00%	\$280,658.00	\$202,073.76	
15	McDonald's USA, LLC, a Delaware limited liability corp.	601	9	\$103,798.56	\$103,798.56	50%	\$51,899.28	100.00%	\$103,798.56	\$51,899.28	
16	Camden Westchase LLC	784	1	\$133,712.45	\$133,712.45	70%	\$93,598.72	100.00%	\$133,712.45	\$93,598.72	
17	Albertsons Shopping Center - Lihtmiller Inc	361	7	\$115,309.89	\$115,309.89	80%	\$92,247.91	0.00%	\$0.00	\$0.00	
18	Highwoods Realty Limited Partnership	411		DISQUALIFIED - UNVERIFIED ACCOUNT OWNERSHIP			\$0.00	0.00%			
19	First Industrial Development Services Inc	478	7	\$308,256.30	\$231,192.23	75%	\$173,394.17	100.00%	\$231,192.23	\$173,394.17	
20	Florida Capital Real Estate Partners 27 Ltd	826	8	\$703,855.19	\$703,855.19	57%	\$401,197.46	100.00%	\$703,855.19	\$401,197.46	
21	Diadem LLC	652	8	\$442,836.81	\$250,000.00	78%	\$195,000.00	0.00%	\$0.00	\$0.00	
22	Rodriguez-Hoffman Group Inc	326		DISQUALIFIED - NOT ROUND INTEGER			\$0.00	0.00%			
23	John Falkner	642	9	\$2,260,000.00	\$2,260,000.00	79%	\$1,785,400.00	0.00%	\$0.00	\$0.00	
24	John Falkner	756	9	\$1,165,000.00	\$1,165,000.00	79%	\$920,350.00	0.00%	\$0.00	\$0.00	
25	Kings Mill Commercial	576		DISQUALIFIED - BID ABOVE MAXIMUM PRICE			\$0.00	0.00%			
26	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	76%	\$209,000.00	7.09%	\$19,495.16	\$14,816.32	
27	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	77%	\$211,750.00	0.00%	\$0.00	\$0.00	
28	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	78%	\$214,500.00	0.00%	\$0.00	\$0.00	
29	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	74%	\$203,500.00	100.00%	\$275,000.00	\$203,500.00	
30	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	75%	\$206,250.00	100.00%	\$275,000.00	\$206,250.00	
31	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$275,000.00	79%	\$217,250.00	0.00%	\$0.00	\$0.00	
32	A Willing Seller LLC - US Ameri Bank (as collateral)	820	7	\$2,037,584.54	\$287,584.54	80%	\$230,067.63	0.00%	\$0.00	\$0.00	
33	1320 33 Street SE LLC	871	7	\$8,675.00	\$8,675.00	80%	\$6,940.00	0.00%	\$0.00	\$0.00	
34	Pulte Homes Magnolia Park - T/Row Zone 8	835	8	\$4,554,736.37	\$1,000,000.00	55%	\$550,000.00	100.00%	\$1,000,000.00	\$550,000.00	
35	Pulte Homes Magnolia Park - T/Row Zone 8	835	8	\$4,554,736.37	\$1,000,000.00	60%	\$600,000.00	100.00%	\$1,000,000.00	\$600,000.00	
36	Pulte Homes Magnolia Park - T/Row Zone 8	835	8	\$4,554,736.37	\$1,000,000.00	65%	\$650,000.00	100.00%	\$1,000,000.00	\$650,000.00	
37	5th 3rd Bank	589	10	\$65,972.49	\$65,972.49	80%	\$52,777.99	0.00%	\$0.00	\$0.00	
38	301 Big Bend LLC	937	7	\$100,000.00	\$100,000.00	60%	\$60,000.00	100.00%	\$100,000.00	\$60,000.00	
39	6771 Madison LLC	789	8	\$55,511.00	\$55,511.00	50%	\$27,755.50	100.00%	\$55,511.00	\$27,755.50	
40	Chuo Properties LLC	742		DISQUALIFIED - UNVERIFIED ACCOUNT OWNERSHIP			\$0.00	0.00%			
41	Glenhaven Plaza (aka Glenhaven Associates)	104	7	\$1,841.97	\$1,841.97	70%	\$1,289.38	100.00%	\$1,841.97	\$1,289.38	
42	CK Holdings of Tampa LLC	829	7	\$37,920.71	\$37,920.71	75%	\$28,440.53	100.00%	\$37,920.71	\$28,440.53	
							\$20,915,396.05		\$14,129,167.21	\$15,671,349.29	\$10,000,000.00

Notice: Pursuant to Hillsborough County Ordinance 13-24, Protest Process and Procedures and Cone of Silence the bidder(s) identified are being recommended for contract award. Interested parties with a grievance pertaining to this procurement shall provide the County written notice no later than five (5) business days from the date the County posts this notice of intent to award. See following link for specific ordinance details:
<http://www.hcflgov.net/en/businesses/doing-business-with-hillsborough/vendors/vendor-forms-and-documents>

**Hillsborough County, FL
Transportation Impact Fee Offset Buy-back**

Sale Date: 7/11/2017
 Available Funding: \$10,000,000.00
 Max. Purchase Price: 80%

Total Number of Bids 42
 Bids Disqualified 6
 Total Number of Qualifying Bids 36
 Face Value of Offsets Offered \$20,915,396.05
 Net Purchase Price of Offsets Offered \$14,129,167.21
 Lowest Purchase Price Bid 50%
 Highest Purchase Price Bid 80%
 Maximum Purchase Price Accepted 76%
 Percent of Offers Accepted at Maximum Purchase Price 7.09%
 Face Value of Offsets Purchased by County \$15,671,349.29
 Net Purchase Price of Offsets Purchased by County \$10,000,000.00
 Net Purchase Price Paid by County 63.8%

By Zone	Face Value of Offsets Offered	Number of Bids	Net Purchase Price of Offsets Offered	Net Purchase Price of Offsets Purchased by County	Face Value of Offsets Purchased by County
4 and 7	\$0.00	0	\$0.00	\$0.00	\$0.00
1	133,712.45	1	93,598.72	\$93,598.72	\$133,712.45
2	0.00	0	0.00	\$0.00	\$0.00
3	0.00	0	0.00	\$0.00	\$0.00
4	0.00	0	0.00	\$0.00	\$0.00
5	0.00	0	0.00	\$0.00	\$0.00
6	0.00	0	0.00	\$0.00	\$0.00
7	2,780,069.56	15	2,104,862.19	\$937,922.97	\$1,287,995.29
8	4,009,366.19	6	2,423,952.96	\$2,228,952.96	\$3,759,366.19
9	13,528,798.56	6	9,157,649.28	\$6,451,899.28	\$10,103,798.56
10	463,449.29	8	349,104.07	\$287,626.08	\$386,476.80
Total	\$20,915,396.05	36	\$14,129,167.21	\$10,000,000.00	\$15,671,349.29

Hillsborough County, FL
 Transportation Impact Fee Offset Buy-back

Sale Date: 7/11/2017
 Available Funding: \$10,000,000.00
 Max. Purchase Price: 80%

Face Value of Offsets Offered	Number of Bids	Offset Price	Net Purchase Price of Offsets Offered	Initial Cumulative Purchase Value	Percent Filled	Net Purchase Price of Offsets Purchased by County	Face Value of Offsets Purchased by County
\$0.00	-	48%	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
\$0.00	-	49%	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
\$159,309.56	2	50%	\$79,654.78	\$79,654.78	100.00%	\$79,654.78	\$159,309.56
\$0.00	-	51%	\$0.00	\$79,654.78	100.00%	\$0.00	\$0.00
\$0.00	-	52%	\$0.00	\$79,654.78	100.00%	\$0.00	\$0.00
\$0.00	-	53%	\$0.00	\$79,654.78	100.00%	\$0.00	\$0.00
\$0.00	-	54%	\$0.00	\$79,654.78	100.00%	\$0.00	\$0.00
\$1,000,000.00	1	55%	\$550,000.00	\$629,654.78	100.00%	\$550,000.00	\$1,000,000.00
\$0.00	-	56%	\$0.00	\$629,654.78	100.00%	\$0.00	\$0.00
\$703,855.19	1	57%	\$401,197.46	\$1,030,852.24	100.00%	\$401,197.46	\$703,855.19
\$0.00	-	58%	\$0.00	\$1,030,852.24	100.00%	\$0.00	\$0.00
\$3,000,000.00	1	59%	\$1,770,000.00	\$2,800,852.24	100.00%	\$1,770,000.00	\$3,000,000.00
\$1,105,476.80	3	60%	\$663,286.08	\$3,464,138.32	100.00%	\$663,286.08	\$1,105,476.80
\$0.00	-	61%	\$0.00	\$3,464,138.32	100.00%	\$0.00	\$0.00
\$0.00	-	62%	\$0.00	\$3,464,138.32	100.00%	\$0.00	\$0.00
\$0.00	-	63%	\$0.00	\$3,464,138.32	100.00%	\$0.00	\$0.00
\$4,001,000.00	2	64%	\$2,560,640.00	\$6,024,778.32	100.00%	\$2,560,640.00	\$4,001,000.00
\$1,000,000.00	1	65%	\$650,000.00	\$6,674,778.32	100.00%	\$650,000.00	\$1,000,000.00
\$0.00	-	66%	\$0.00	\$6,674,778.32	100.00%	\$0.00	\$0.00
\$0.00	-	67%	\$0.00	\$6,674,778.32	100.00%	\$0.00	\$0.00
\$0.00	-	68%	\$0.00	\$6,674,778.32	100.00%	\$0.00	\$0.00
\$3,020,000.00	2	69%	\$2,083,800.00	\$8,758,578.32	100.00%	\$2,083,800.00	\$3,020,000.00
\$135,554.42	2	70%	\$94,888.09	\$8,853,466.41	100.00%	\$94,888.09	\$135,554.42
\$0.00	-	71%	\$0.00	\$8,853,466.41	100.00%	\$0.00	\$0.00
\$347,545.22	2	72%	\$250,232.56	\$9,103,698.97	100.00%	\$250,232.56	\$347,545.22
\$0.00	-	73%	\$0.00	\$9,103,698.97	100.00%	\$0.00	\$0.00
\$285,000.00	2	74%	\$210,900.00	\$9,314,598.97	100.00%	\$210,900.00	\$285,000.00
\$894,112.94	4	75%	\$670,584.71	\$9,985,183.68	100.00%	\$670,584.71	\$894,112.94
\$275,000.00	1	76%	\$209,000.00	\$10,194,183.68	7.09%	\$14,816.32	\$19,495.16
\$275,000.00	1	77%	\$211,750.00	\$10,405,933.68	0.00%	\$0.00	\$0.00
\$525,000.00	2	78%	\$409,500.00	\$10,815,433.68	0.00%	\$0.00	\$0.00
\$3,710,000.00	4	79%	\$2,930,900.00	\$13,746,333.68	0.00%	\$0.00	\$0.00
\$478,541.92	5	80%	\$382,833.54	\$14,129,167.21	0.00%	\$0.00	\$0.00
\$20,915,396.05	36		\$14,129,167.21			\$10,000,000.00	\$15,671,349.29
Net Purchase Price Paid by County:							63.8%