



February 24, 2022

TO: THE DISTRICT BOARD OF TRUSTEES OF VALENCIA COLLEGE

FROM: DR. KATHLEEN PLINSKE
President

RE: PURCHASE OF DISTRICT OFFICE FROM THE VALENCIA FOUNDATION

In accordance with legislative authorization that has been conferred to the College as required by Florida law, at its September 23, 2021 meeting the District Board of Trustees approved the College's recommendation to direct a portion of its fund balance to the acquisition of land and facilities used to house the College's District Office, currently leased from the Valencia Foundation.

Specifically, the Valencia College Foundation and Valencia College entered into the lease agreement for the District Office property in 2013, in which the Foundation also granted the College an exclusive option to purchase the property for a purchase price predetermined to be equal to the Foundation's final cost basis in the Property. In accordance with calculations previously agreed upon by the parties in 2014, the Foundation's cost basis, and thus the established purchase price, is equal to \$6,762,385.00. It is anticipated that upon final Board approval of the expenditure of these funds for this purpose in accordance with the Board's approved Fund Balance Spending Plan, the closing on the transaction would occur on or before April 1, 2022.

This purchase will allow the College to consolidate this property with adjacent vacant land owned by the College, reduces College annual operating costs, and lowers the long-term debt of the College, all while allowing the Valencia College Foundation to convert a real property asset to funds which may be managed within its investment portfolio.

RECOMMENDED ACTION:

The President recommends that the District Board of Trustees of Valencia College approve the purchase from the Valencia Foundation of the District Office property located at 1768 Park Center Drive, Orlando, Florida 32835, for \$6,762,385.00, plus the costs of closing.



President