

## RESOLUTION 2004 - 30

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING THE PAYMENT OF COMPENSATION TO IRA COR, LICENSED REAL ESTATE BROKER, FOR SERVICES RENDERED IN CONNECTION WITH THE ACQUISITION OF THE SOUTHWEST MEADOWS SANCTUARY SITE LOCATED AT THE SOUTHWEST CORNER OF GRIFFIN ROAD AND DYKES ROAD; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT FOR REAL ESTATE BROKERAGE SERVICES WITH IRA L. COR, LICENSED REAL ESTATE BROKER, FOR SERVICES TO BE RENDERED IN THE SALE OF 30 ACRES OF TOWN-OWNED REAL PROPERTY LOCATED ON SHERIDAN STREET AND SW 190 AVENUE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the successful acquisition and sale of real property can best be achieved through the assistance of a qualified and experienced licensed real estate broker; and

**WHEREAS**, at the time the Town of Southwest Ranches began the process of searching for an appropriate site for its future Town Hall and surrounding open space, park and recreation area, it sought the assistance of Ira Cor, a Licensed Real Estate Broker, who provided invaluable assistance in the negotiations and in structuring the terms and conditions by which the Town was able to ultimately acquire the Southwest Meadows Sanctuary Property; and

**WHEREAS**, at the time negotiations were underway to finalize an Agreement for Purchase and Sale of the Southwest Meadows Sanctuary Property, there was inadequate time to simultaneously finalize terms of the Brokerage Agreement with Ira Cor for the services provided; and

**WHEREAS**, without the help and assistance of Ira Cor, the acquisition of the Southwest Meadows Sanctuary Property could not have been brought to fruition; and

**WHEREAS**, standard Real Estate Brokerage Agreements are based upon a percentage of the purchase price which can range upwards of seven (7%) percent; and

**WHEREAS**, Ira Cor has requested compensation in the amount of one (1%) percent of the purchase price of the Southwest Meadows Sanctuary Property, said amount being Seventy-seven Thousand Seven Hundred Forty and 58/100 Dollars (\$77,740.58); and

**WHEREAS**, the Town has determined that it would be in the best interest of the Town to sell the thirty (30) acres of Town-owned property located at Sheridan Street and S.W. 190<sup>th</sup> Avenue to the Broward County School Board; and

**WHEREAS**, the Town is desirous of utilizing the services and expertise of Ira Cor to facilitate the sale of the Sheridan Street Property to the Broward County School Board.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Southwest Ranches, Florida:

**Section 1:** The above recitals are true and correct and are incorporated herein by reference.

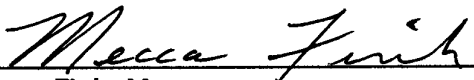
**Section 2:** The Town Council hereby approves payment to Ira Cor for services rendered in the Town's acquisition of the Southwest Meadows Sanctuary Property in the sum of Seventy-seven Thousand Seven Hundred Forty and 58/100 Dollars (\$77,740.58).

**Section 3:** The Town Council hereby authorizes the Mayor, Town Administrator and Town Attorney to enter into an agreement with Ira Cor, Licensed Real Estate Broker, for real estate brokerage services to facilitate and effectuate the sale of the thirty (30) acres of Town-owned property on Sheridan and S.W. 190 Avenue to the Broward County School Board.

**Section 4.** Compensation for services rendered in connection with Section 3 above shall be in the amount of six (6%) percent of the purchase price. Broker shall not be entitled to compensation unless a sale is consummated and Town receives full consideration for the sale at such price as the Town shall deem appropriate.

**Section 5:** That this Resolution shall become effective immediately upon its adoption.


**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 15<sup>th</sup> day of January 2004.

  
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Mecca Fink, Mayor

Attest:

  
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Shari Canada, Town Clerk

Approved as to Form and Correctness:

  
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Gary A. Poliakoff, J. D., Town Attorney  
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