



COMMISSIONERS COURT

JUL 24 2023

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 7/14/23

Approved

Meeting Date: _____

Submitted By: _____

Department/Office: CJO Motion to approve the extension of deadline to March 31, 2024 and to allow for purchase of property

Signature of Director/Official: _____

Agenda Title:

Consider and Approve Modifications to the Beneficiary Agreement between Johnson County and Alvarado Helping Hands for Jesus, Including Modifying and/or Reducing the Scope of the Project Plan

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

(May attach additional sheets if necessary)

Person to Present: Judge Boedeker

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) susanwatson.sbs@outlook.com & Jonathan Stuart GW

Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Dear Distinguished Judges,

I hope this message finds you well. I am writing to request a modification to our previously awarded ARPA grant for Alvarado Helping Hands. Our initial grant request was intended to support the construction of a new Johnson County area food bank facility. However, unforeseen circumstances have necessitated a change in our plan.

At the time of the award, we were confident that a piece of land would be donated to us, but unfortunately, those offers have been rescinded. As a result, we have taken the initiative to explore alternative options to acquire the necessary land for our organization.

After engaging a realtor, we have identified a suitable property that aligns with our requirements. We are pleased to inform you that we have made significant progress in the negotiations and anticipate closing the purchase within the next 30 days. Attached to this request, you will find a detailed letter from our realtor outlining the associated fees and expenses related to the land acquisition.

Considering the above circumstances, we kindly request a modification to the approved grant budget. We seek your approval to allocate a portion of the remaining funds towards the purchase of the land. The initial ARPA grant awarded to us was for a total of \$1,750,000. As of the date of this request, we have utilized or allocated \$343,857.05, leaving a balance of \$1,406,142.95 in available funds.

We have engaged a property management company to assist us in developing a comprehensive project plan, which we will present at the upcoming hearing scheduled for July 24, 2023. Regarding the project timeline, our building contractor has assured us that the proposed pre-engineered steel framed building can be completed within a seven-month timeframe. However, we have identified a potential delay concerning the custom walk-in refrigerated units, as their lead time with the manufacturer is also estimated at seven months. To mitigate this potential setback, we will promptly order the units and initiate the necessary processes once this modification request is approved and the land acquisition is finalized.

We fully understand the importance of adhering to the grant's guidelines and reporting requirements, and we will ensure that all relevant documentation and invoices related to the land purchase, project plan, and construction progress are provided in a timely manner.

We believe that utilizing a portion of the grant funds to secure the land is crucial to the successful implementation of our food bank facility. It will provide us with the stability and permanence necessary to serve our community effectively and sustainably in the long term.

We sincerely appreciate your understanding and flexibility in reviewing our grant modification request. Alvarado Helping Hands remains committed to its mission of serving our community, and with your support, we can overcome this unforeseen challenge and continue making a positive impact on the lives of those in need.

Thank you for your attention to this matter. Should you require any additional information or have any questions, please do not hesitate to contact me at your convenience.

Yours sincerely,

Susan Watson

Grant Management Services & Accounting

208 N Parkway Dr

Alvarado TX 76009

Estimated Closing Cost for the Purchase of 302 N Parkway, Alvarado TX

It is under my professional opinion that the estimated out of pocket cost for Helping Hands 4 Jesus to purchase 302 N Parkway, Alvarado TX is as follows:

Purchase Price: \$150,000.00

Additional Donation: \$25,000 non profit donation letter given to the sellers, Joe Tackett and Marjorie Tackett.

Closing Cost:

Earnest Money: \$1,500 this goes towards your closing cost

Option/Feasibility Consideration: \$300 this also goes towards your closing cost.

Taxes: \$1,479.02 annually for 2022. You will be responsible for taxes from closing date to end of year. $\$1,479.02/12 = \12.42 a month. Title may have 2023 tax bill out by Oct so this number can change. Based on an October 30, 2023 close date, your taxes would estimate \$24.84.

Title Policy: This is a fee the title company charges for pulling title and making sure it is clear. The numbers are state issued and the same based off sales price. Estimated Title policy: \$1,300

Title fees:

\$475 Title Escrow fee

\$35 Recording Fee

\$75 State Deed Tax

\$1,200 Survey THIS IS OPTIONAL AS YOU ARE A CASH BUYER BUT ADVISE OBTAINING IT

Insurance: TBD on your carrier

Realtor Commission fees if you want help with contract to close: \$2,500

TOTAL ESTIMATED COST: \$155,635

If you have any further questions, please do not hesitate to reach out to me,



Heather McCall

Heather@HeatherMcCall.net

972.742.0366

Realtor, lic 0570515