VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2015 - 51

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF ESTERO AND THE LEE COUNTY PROPERTY APPRAISER FOR CERTAIN SHARED DATA AND SERVICES; AUTHORIZING THE VILLAGE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The Interlocal Agreement between the Village of Estero and the Lee County Property Appraiser for Certain Shared Data and Services, attached and incorporated herein as Exhibit A, is hereby approved; and

Section 2. The Village Council authorizes the Village Mayor to execute the Interlocal Agreement between the Village of Estero and the Lee County Property Appraiser for Certain Shared Data and Services.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this _____ day of _____, 2015.

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Village Attorney

EXHIBIT A

INTERLOCAL AGREEMENT
BETWEEN PROPERTY APPRAISER AND VILLAGE OF ESTERO
FOR CERTAIN SHARED DATA AND SERVICES

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2015 between the Lee County Property Appraiser, a duly elected Constitutional Officer of Lee County (hereinafter referred to as "PROPERTY APPRAISER"), and the Village of Estero, a Florida municipal corporation (hereinafter referred to as "VILLAGE").

WHEREAS, modern technologies, specifically GIS (Geographic Information Systems) and CAMA (Computer Assisted Mass Appraisal) data systems, offer tremendous opportunities to improve the efficiency and effectiveness of government; and

WHEREAS, more effective, efficient, and reliable public services will result from local governments working with one another to maintain those data systems; and

WHEREAS, the parties hereto have a mutual interest in encouraging the open exchange of mutually beneficial GIX and CAMA data and other real property information; and

WHEREAS, the purpose of this Interlocal agreement is to facilitate the sharing and cooperative use if GIS and CAMA data, in-house developed applications and GIS knowledge between the PROPERTY APPRAISER and the VILLAGE; and

WHEREAS, pursuant to Chapter 163, Florida Statutes, there is statutory authority for interlocal and interagency agreements between the PROPERTY APPRAISER and the VILLAGE.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto mutually agree as follows:

1. RESPONSITILITIES OF THE PROPERTY APPRAISER.

   The PROPERTY APPRAISER's Land and Building Department will maintain and edit GIS data for the Village. Specifically, the parcel layer will be maintained by the PROPERTY APPRAISER, including, but not limited to parcel additions, combinations and deletions. The PROPERTY APPRAISER will also provide the VILLAGE with necessary and requested access to CAMA and GIS data housed on the PROPERTY APPRAISER's servers. The PROPERTY APPRAISER will provide VILLAGE employees with access to PROPERTY APPRAISER's GIS and CAMA data on a read-only server using a trusted connection on the Lee County high speed backbone (or similar mutually acceptable "best practice" method).

2. PROPERTY APPRAISER SERVER AND DATA AVAILABILITY.

   Access by the VILLAGE to the PROPERTY APPRAISER's servers will be made available between the hours of 7:30 A.M. and 5:00 P.M. EST (normal business hours). The PROPERTY APPRAISER will provide VILLAGE employees with access to the PROPERTY APPRAISER Help Desk for technical support during normal access hours.

The VILLAGE's technical support requests will be escalated to the PROPERTY APPRAISER's GIS and/or Systems and Networking departments, if necessary. System access by VILLAGE's employees outside normal access hours may be limited by the PROPERTY APPRAISER due to maintenance and backup processes. VILLAGE can request uninterrupted access outside normal access hours through the PROPERTY APPRAISER Help Desk.

3. PROPERTY APPRAISER ACCESS TO VILLAGE MAINTAINED DATA.

When requested by the PROPERTY APPRAISER, VILLAGE agrees to grant trusted network access using the Lee County high speed backbone (or similar mutually acceptable "best practice" method) to VILLAGE's data, including GIS, building plans, permits and zoning information. The VILLAGE will normally make its servers available for data transfers between 6:00 A.M. and 11:00 P.M. seven days per week.

4. USE AND DISPLAY OF DATA.

The parties agree that the data exchanged by them will be used for both internal and external purposes such as web sites, report and public records requests.

5. CONFIDENTIAL DATA.

Certain records may be flagged by the PROPERTY APPRAISER and/or the VILLAGE as containing information that is confidential or exempt from disclosure to the general public or that is rendered confidential or exempt from disclosure pursuant to an agreement with a third party. The parties hereby agree that these records will be treated as confidential or exempt from disclosure by both the PROPERTY APPRAISER and the VILLAGE.

6. ACCURACY OF DATA.

The parties to this Interlocal Agreement acknowledge that the data covered by this Agreement is complex and time sensitive and may contain some nonconformities, defects, or errors. The parties agree to use their best efforts to ensure that the data covered by this Agreement represents the best available information. The parties to this Agreement do not warrant that the data will meet users' needs or expectations, or than all nonconformities, defects or errors can or will be corrected.

7. USE OF DATA BY THIRD PARTIES.

Any authorized use of information derived or generated from data provided pursuant to this Agreement shall acknowledge the appropriate party to this Agreement as the source, and include any qualifications deemed appropriate given the specific data quality and application of the derived information.

8. DURATION OF AGREEMENT.

Either party may cancel this Agreement at any time, with or without cause, upon written notification to the other party.

9. AMENDMENT.

This Agreement shall not be amended or modified other than in a written agreement signed by the parties hereto.

10. SEVERABILITY.

If any provision of this Interlocal Agreement is held invalid, the remainder of the Interlocal Agreement shall not be affected thereby and all other parts of this Interlocal Agreement shall nevertheless be in full force and effect.

11. FILING.

This Interlocal Agreement and any subsequent amendments hereto shall be filed with the Lee County Clerk of Circuit Court, Minutes Department, and the Clerk of the Village.

IN WITNESS WHEREOF, the PROPERTY APPRAISER and the VILLAGE have executed this Agreement through its duly authorized representation on the day, month and year as first written above.

ATTEST

By:_____
Kathy Hall. MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By:_____
Mayor Nicholas Batos

LEE COUNTY
PROPERTY APPRAISER

By:_____
Hon. Kenneth M. Wilkinson
Property Appraiser

Reviewed for legal sufficiency:

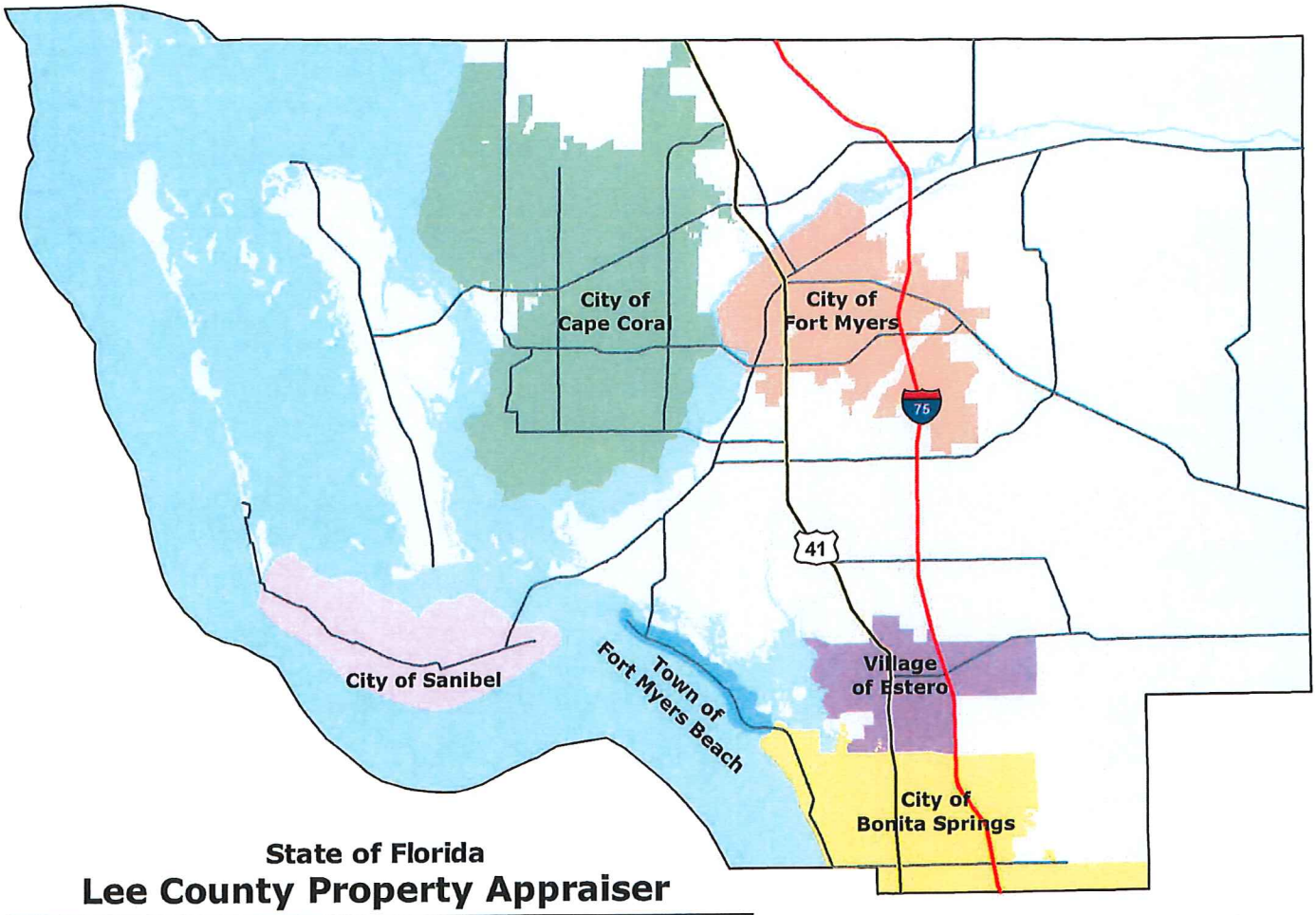
By: _____
Burt Saunders, Esq., Village Attorney

Authority 340 VILLAGE OF ESTERO

Item	Amount
Parcel Count	25,841
R/E Just	6,840,127,478
Agricultural Just	0
Agricultural Assessed	0
Agricultural Exemption	23,858,791
Conservation Just	0
Conservation Assessed	0
Conservation Exemption	1,251,443
WWF Just	0
WWF Assd	0
WWF Exemption	0
R/E Assessed	6,815,017,244
Senior Exemption	0
Senior Addl Exemption	0
Senior Resident Exemption	0
Homestead	248,535,006
Additional Homestead	235,700,576
Portability Amount	6,788,085
SOH Cap Difference	451,718,861
Res AL Cap Difference	94,237,821
Non Res AL Cap Difference	120,357,976
Total AL Cap Difference	214,595,797
Cap Assessed	6,148,702,586
Cap Taxable	5,575,169,819
New Construction	103,718,019
New Construction Txbl	100,720,858
Additions and New Extra Features	9,047,439
Additions and New Extra Features Txbl	8,750,269
P/P Accounts	3,241
P/P Just	150,989,246
P/P Assessed	150,989,246
P/P Centrally Assessed	638,185
CA Exemptions	45,959
CA Taxable	592,226
CA RE Taxable	0
CA Total Taxable	592,226
P/P Centrally Assessed Count	15
P/P Exemption	26,938,809
P/P Taxable with Centrally Assessed	124,642,663
P/P Taxable	124,050,437
P/P Penalty	1,369,690
P/P Penalty Count	134
Total Authority Just	6,991,754,909
Total Authority Assessed	6,966,644,675
Total Authority Cap Assessed	6,300,330,017
Total Authority Cap Taxable	5,699,812,482
99 Percent of Total TXBL	5,642,814,000
Millage Rate	0.0000
Applied to	Taxable

Total R/E Taxes	0.00
Total P/P Taxes	0.00
Total PP Penalty Taxes	0.00
Total Authority Cap Taxes	0.00

Lee County 2015 Preliminary At-A-Glance



State of Florida
Lee County Property Appraiser

Vacant Residential	169,901
Single Family Residential	208,037
Mobile Home / Cooperatives	20,395
Multi-Family	9,535
Condominiums and Time Shares	82,745
Vacant Commercial / Industrial	9,362
Improved Commercial / Industrial	11,264
Other Commercial Parcels	9,970
Agricultural Parcels	3,198
Other Parcels	15,518
Total Real Property Parcels	539,925
TPP Business Accounts	74,468
TPP Mobile Home Accounts	18,134
Total Tangible Personal Property	92,602
Total Overall Just Value	$87,295,565,698
Total Overall Taxable Value	$62,724,329,455

PHYSICAL FACTS:
811 Square Miles
486,596 Acres
589.6 Miles of Coastline

As of June 26, 2015

JULY 7, 2015

STATUS REPORT
PREPARED BY: KENNETH MANETTA JR.
SENIOR AUTOMATED VALUATION MODELER

2015 Residential and Condominium Status

Lee County has approximately 525,319 parcels and is made up 6 cities and several areas that are unincorporated. There are 234,343 improved residential parcels and 81,648 condominium parcels. Overall improved residential and condominium properties had increases in value.

The increase or decrease excludes new construction and properties with conditional issue

Residential

Improved residential properties as a group increased 8.1%. New construction is on the rise with majority of the builders being large developers.

Bonita Springs has 16,871 improved residential parcels and increased 9.1%.
Cape Coral is the largest city with 65,770 improved residential parcels and increased 6.1%.
Estero is the newest city and has 12,619 improved residential parcels and increased 7.5%.
Fort Myers has 14,423 improved residential parcels and increased 9.9%.
Fort Myers Beach has 2,543 improved residential parcels and increased the highest at 10.1%.
Sanibel has 3,835 improved residential parcels and increased 5.4%.
Unincorporated Lee County has 107,710 improved residential parcels and increased 9%.

Condominium

The condominium properties as a group increased 10%.

Bonita Springs has 10,527 condominium parcels and increased 9.6%.
Cape Coral has 7,921 condominium parcels and increased 13%.
Estero is the newest city and has 8,850 condominium parcels and increased 10.5%.
Fort Myers has 6,222 condominium parcels and increased 5.9%.
Fort Myers Beach has 5,467 condominium parcels and increased 8%.
Sanibel has 3,066 condominium parcels and increased 5.7%.
Unincorporated Lee County has 32,289 condominium parcels and increased 10.9%.

JULY 6, 2015

STATUS REPORT

PREPARED BY: CHARLES E. WATKINS

LEAD COMMERCIAL ANALYST

2015 Commercial Status

Industrial single owner office warehouse properties in most areas saw increased values. Largest increases in values were found along Metro Parkway, Benchmark Corporate Park, Billy's Creek Commerce Center and North Cape Coral.

Mobile Home & RV Parks values remain stable. Occupancy levels in 55+ communities remained at 96%, while all ages communities dipped to 67%.

Marina Facilities values are unchanged. We received and granted 64 Working Waterfront applications.

Apartments in most areas are really increasing in value due to increases in rents and very low vacancy levels, in addition to lower cap rates.

Retail sector saw a decline in vacancy rates and slight increase in rental rates. For most areas, values are increasing. Fewer significant rental concessions were noted. Values for the most part were increasing.

Senior Care Facilities

Independent Living Facilities	34.3% increase
Assisted Living Facilities	16.3% increase
Skilled Nursing facilities	.4% increase

Currently 9 new Senior Care Facilities in various stages of permitting and construction

Hotels

Overall	24.9% increase
Extended Stay	28.8% increase
Full Service	30.2% increase
Franchised Limited Service	36.4% increase
Independents	22.2% increase

Currently 1 new Hotel under construction

Shopping Centers

Anchored Centers	12.7% increase
Power Centers-Large Regional Centers	4.6% increase
Grocery Anchored	4.7% increase
Non-Anchored Centers	
Bonita Springs	13.1% increase
Cape Coral	7.0% increase
Central Ft Myers	17.8% increase
East Ft Myers	13.9% increase
Lehigh Acres	5.5% increase
South Ft Myers	7.3% increase
Islands	4.5% increase

	2014	2015	
	PRICE PER SF	PRICE PER SF	% CHANGE
COUNTYWIDE MINI WAREHOUSES	$26.65	$23.05	-13.51%
COUNTYWIDE OFFICE WAREHOUSES	$28.96	$26.80	-7.46%
COUNTY WIDE MEDICAL OFFICES	$70.61	$72.07	2.07%
OFFICES BY LOCATION			
BONITA SPRINGS	$62.37	$60.98	-2.23%
CAPE CORAL	$40.34	$41.45	2.75%
FORT MYERS AREA	$54.44	$51.61	-5.20%
DOWNTOWN	$61.03	$61.19	0.26%
LEHIGH	$57.73	$54.75	-5.16%
ISLANDS	$36.36	$37.07	1.95%
OFFICE OVERALL CHANGE			-1.27%

1. Mini warehouses and office warehouses have seen a drop in there respective rental rates as well as increases in vacancy and expense. Although, we have seen sales in this area, the warehouse market appears to have very high vacancies.

2. Medical offices have increased by a small margin. I believe this continue as there appears to be more often a greater need for this type of building.

3. The office market had some area where we see slight decreases as seen in Bonita, Fort Myers & Lehigh. We continue to see problems as fewer companies need large space. Many of these folks are seeing continuing rental concessions just to attract short term tenants and long term tenants are asking for renegotiated rates as well.

4. The overall office/warehouse market I believe is somewhat stabilized with a few exception, possibly mini warehouses for instance. Historically it takes time for all of these types of markets to rebound.