

Denise Thomas

From: Robert Greene <RGreene@manateelegal.com>
Sent: Wednesday, February 28, 2018 11:05 AM
To: Denise Thomas; Ava Ehde
Cc: Geri Lopez; Delton Haynes
Subject: RE: Oakwood Apartments
Attachments: OR 2348 6411.pdf

Denise, Oakwood Apartments, LLC, the Owner of the Oakwood Apartments project is under contract to sell the property to Avesta Acquisition LLC. The purchase contract requires the Owner to satisfy any requirement for right of first refusal (ROFR) as provided in Section 3.2 of the attached Agreement with the County. As we discussed this apartment project has no rent subsidies so there are no nonprofit organizations that we are aware of that would be interested in acquiring the project at market value. In order to resolve the issue as to the ROFR the Owner is requesting that the County amend the attached Agreement and delete Section 3.2. As we also discussed time is of the essence as the sale is being delayed until this amendment is finalized. If there is anything I can do to expedite this request please advise and I can prepare the amendment for review if that would be acceptable. I would appreciate hearing from you as to when this can be scheduled before the BOCC for approval.

Thanks for your assistance.

Robert F. Greene, Esq.
Greene Hamrick Quinlan & Schermer, P.A.
601 12th Street West
Bradenton, Florida 34205
Phone: (941) 747-1871
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From: Denise Thomas [mailto:denise.thomas@mymanatee.org]
Sent: Thursday, February 15, 2018 5:27 PM
To: Robert Greene <RGreene@manateelegal.com>; Ava Ehde <ava.ehde@mymanatee.org>
Cc: Geri Lopez <geri.lopez@mymanatee.org>
Subject: RE: Oakwood Apartments

Mr. Greene, I am in receipt of your inquiry and am currently waiting for a call back from our County Attorney office for further guidance on this matter. Please know that we will try our best to respond back to you as soon as possible realizing the time sensitiveness of this matter.

Thank you.

Denise L. Thomas
Housing & Community Development Manager
Redevelopment and Economic Opportunity Department
Community Development Division
1112 Manatee Avenue West || Bradenton, Florida 34205

ph: 941-749-3029 x3474 || fax: 941-742-5848

denise.thomas@mymanatee.org

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From: Robert Greene [<mailto:RGreene@manateelegal.com>]

Sent: Wednesday, February 14, 2018 4:53 PM

To: Ava Ehde <ava.ehde@mymanatee.org>

Cc: Denise Thomas <denise.thomas@mymanatee.org>

Subject: RE: Oakwood Apartments

Ms. Ehde, thanks very much for the prompt response. Ms. Thomas, please advise as to how to satisfy the ROFR provision or direct me to who I should speak to.

Bob

Robert F. Greene, Esq.

Greene Hamrick Quinlan & Schermer, P.A.

601 12th Street West

Bradenton, Florida 34205

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From: Ava Ehde [<mailto:ava.ehde@mymanatee.org>]

Sent: Wednesday, February 14, 2018 4:50 PM

To: Robert Greene <RGreene@manateelegal.com>

Cc: Denise Thomas <denise.thomas@mymanatee.org>

Subject: RE: Oakwood Apartments

Mr. Greene,

I do appreciate the time sensitive nature of your request. I believe the appropriate person for you to interact with is Denise Thomas as she is the Community Development Division Manager with Redevelopment and Economic Opportunity. I have included her in this email to help you obtain answers your questions below. If not, I know she will help you to connect with the correct person.

I will be glad to assist if you need any other contacts.

Ava Ehde



Ava Ehde
Director of Neighborhood Services, Interim
Neighborhood Services Department
Manatee County Government
1112 Manatee Ave West, Suite 510A
Bradenton, Florida 34205
(941) 749-3030, ext. 6301 - Office
www.mymanatee.org/

From: Robert Greene [<mailto:RGreene@manateelegal.com>]
Sent: Wednesday, February 14, 2018 3:29 PM
To: Ava Ehde <ava.ehde@mymanatee.org>
Subject: Oakwood Apartments

Ms. Ehde, I represent Oakwood Apartments, LLC the owner of Oakwood Apartments, an apartment community in Manatee County. In connection with project permitting the attached agreement was entered into with the County. My client has received an offer to purchase the property and section 3.2 of the agreement provides for a right of first refusal to "eligible nonprofit organizations". I was not involved with the negotiation of this agreement and need clarification as to what organizations are recognized by the County as having a right of first refusal and as to any procedure to be followed to satisfy this requirement. If there are no "eligible nonprofit organizations" that the County has recognized I need to get a written confirmation that this provision is not applicable. If necessary to respond please involve the County Attorney's office as this is a very time sensitive matter due to the pending offer. Please call if you would like to discuss or advise as to who I should contact.
Thanks for your assistance.

Robert F. Greene, Esq.
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