



city commission agenda

Work Session

9 a.m.

Monday, April 15, 2013
Commission Chamber
401 S. Park Avenue
Winter Park, FL 32789

commissioners				mayor	commissioners			
seat 1	Steven Leary	seat 2	Sarah Sprinkel	Kenneth W. Bradley	seat 3	Carolyn Cooper	seat 4	Tom McMacken

NO PUBLIC INPUT WILL BE TAKEN AT THIS MEETING.

1. Post Office discussion with Congressman Mica

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



city commission agenda item

item type	Work Session	meeting date	April 15, 2013
prepared by department division	City Manager	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		
		final vote	

subject

Work session with Congressman Mica regarding future of post office property located on New York Avenue.

motion | recommendation

N/A

background

The City's strategic plan includes the acquisition of the USPS property located on New York Avenue. Congressman Mica offered to meet with the City Commission in a work session format to discuss strategies for the acquisition and potential use of the property.

Over the last several years the City conducted a "Plan the Possibilities" process and discussed various options for relocation or reuse of the USPS function and property. Attached are several sketches prepared by ZHA that came out of those discussions.

At one point the City had a contract that would have allowed the City to relocate or rebuild on site a new post office. The City was unable to raise the funds necessary to accomplish the move and that agreement expired.

Over the past two years the City has pursued a First Right of Refusal on the property. Our Congressional Delegation through the assistance of our lobbyist sent a letter dated July 15, 2011 urging the USPS to work with the City. At the direction of the City Commission, staff and Commission Cooper met with representatives of the USPS to discuss the issue but on August 6, 2012 the City received a letter rejecting our request for a First Right of Refusal.

Throughout the process the USPS has maintained that it is happy with its current location and has no plans to move. It has also stated that it prefers to keep the retail and distribution functions together at that location.

The USPS property was rezoned on May 10, 2010 from C-2 to PR on the south half and to PQP on the north half of the property. The Future Land Use Designation of CBD was changed to Open Space and Recreation on the south half and to Institutional on the north half of the property.

potential uses

There have been several different proposed uses for the property discussed but no formal decision made by the Commission as to how it might be used. In no particular order the following uses have been discussed:

- 1) USPS retail only
- 2) Parking
- 3) Green space
- 4) Civic space, such as a Library, performance stage, museum or city hall
- 5) Various small scale commercial uses such as a restaurant
- 6) Various combinations of the above

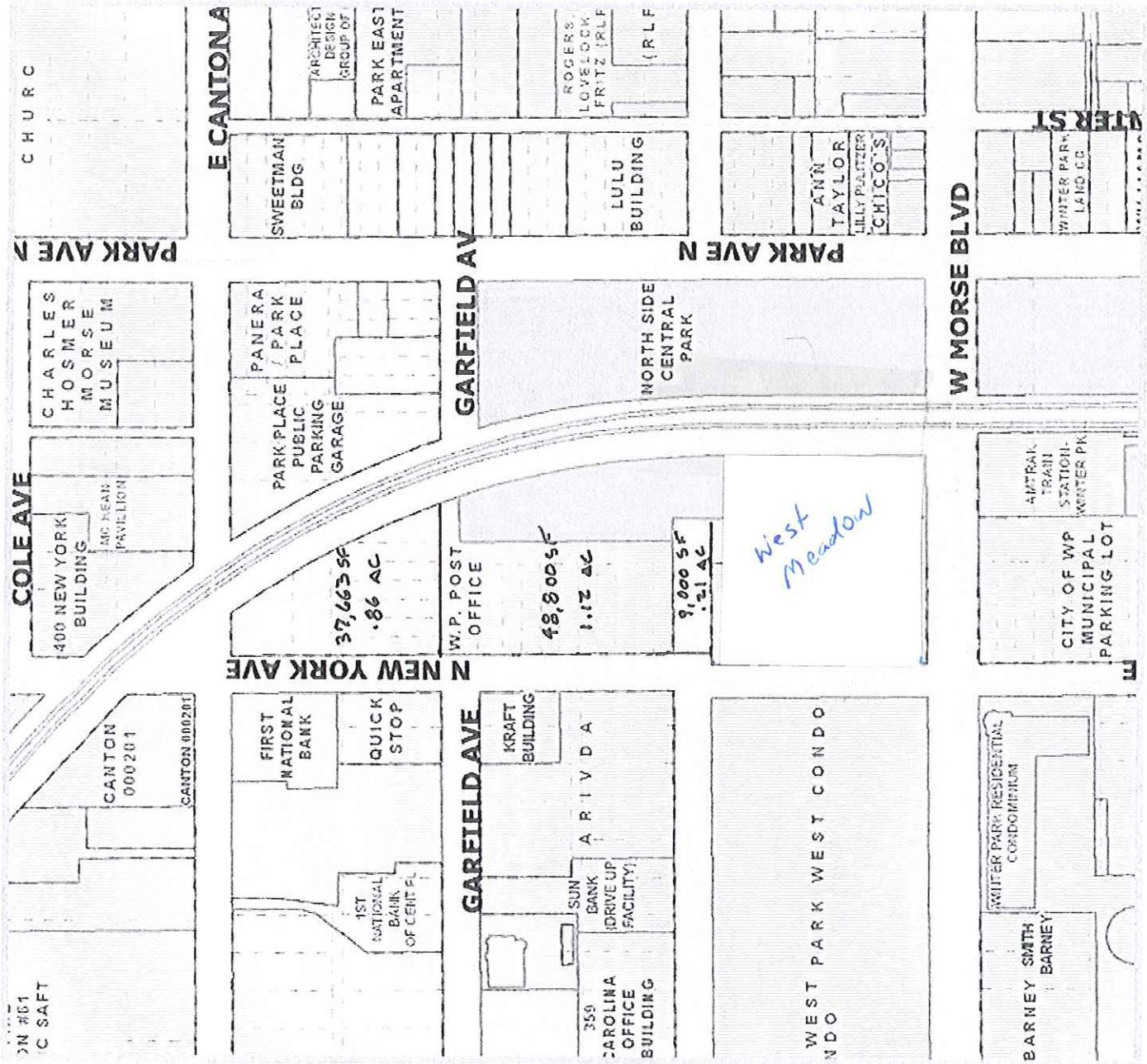
There has been a general consensus that the north acre may serve a different function than the south acre, with parking or a parking garage being the most often discussed for the north acre.

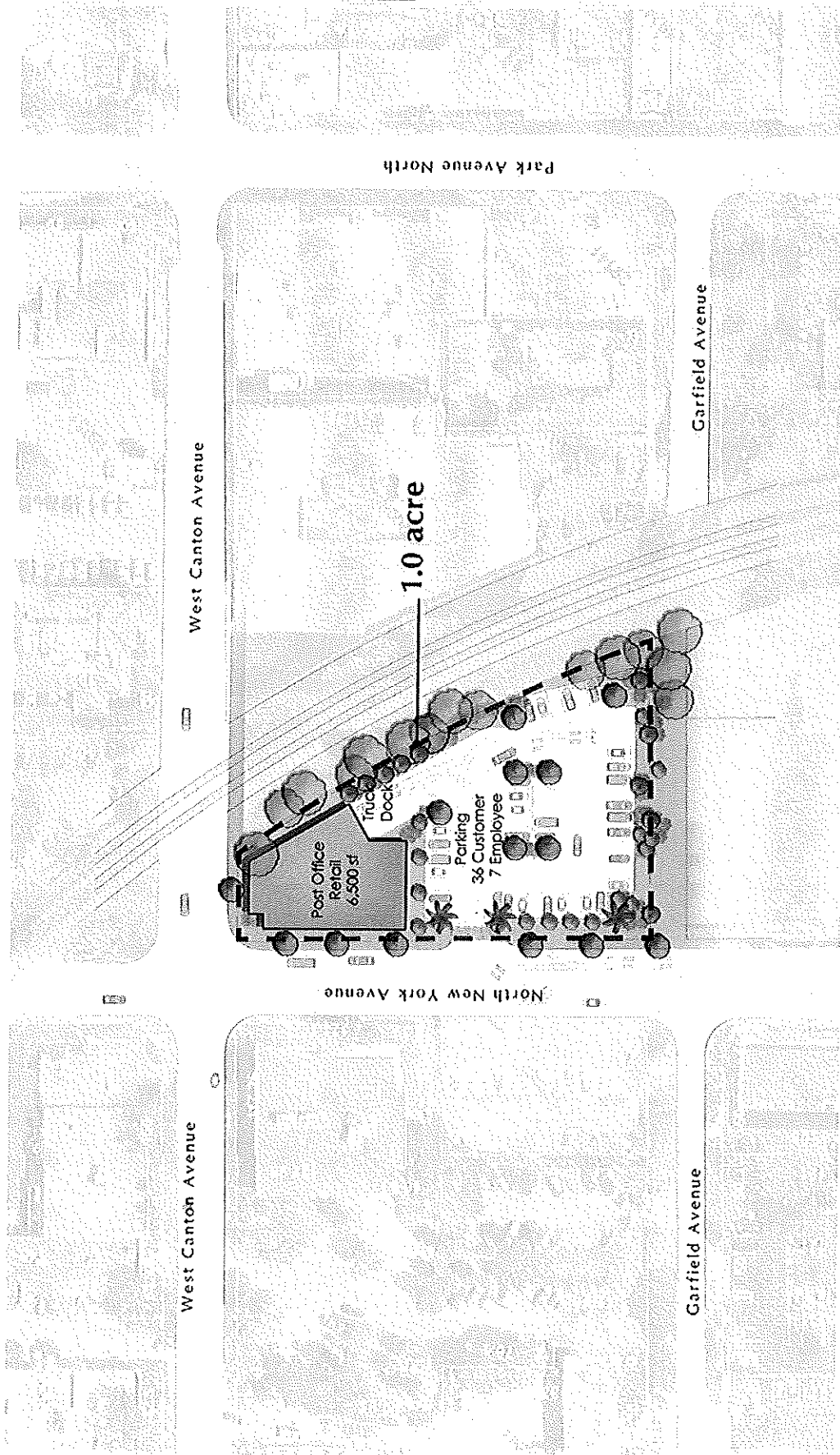
long-term impact

Having the property under the City's control would provide the City the opportunity to best utilize it in the way the community would want to see it used.

Index to attachments

Page 1	Layout of property with square footages
Pages 2 – 9	Sketches of various layouts including a retail post office
Pages 10 – 14	Previous cost analysis conducted
Pages 15 – 18	Alternative post office locations
Pages 19 – 22	2007 Appraisal of USPS property
Pages 23 – 24	Letter from Congressional Delegation
Pages 25 – 26	Letter outlining USPS disposition regulations
Page 27	Letter denying City's request to obtain first right of refusal





CITY OF WINTER PARK

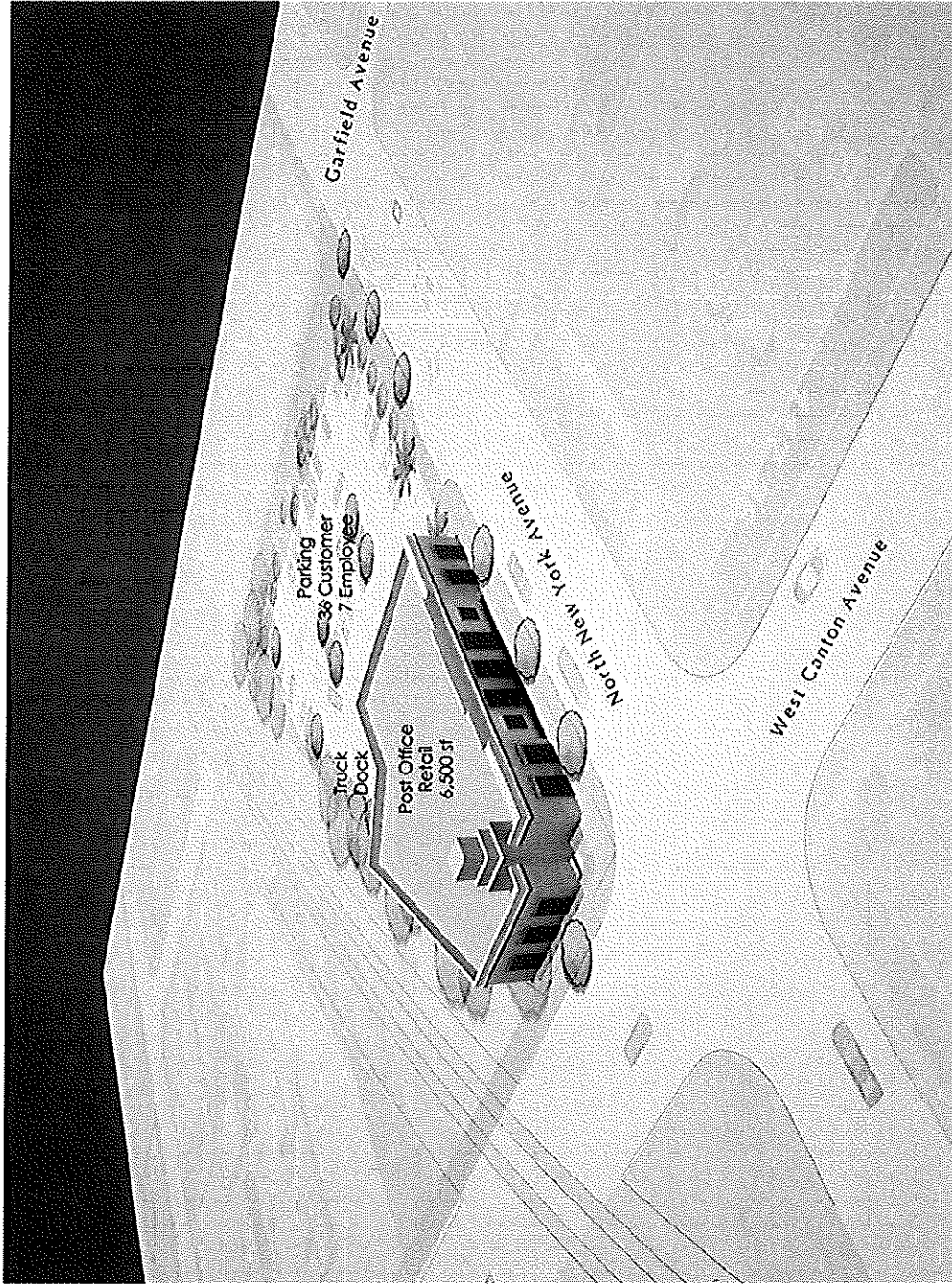
ALTERNATIVE POST OFFICE LOCATIONS

ZHA
INCORPORATED

August 2009



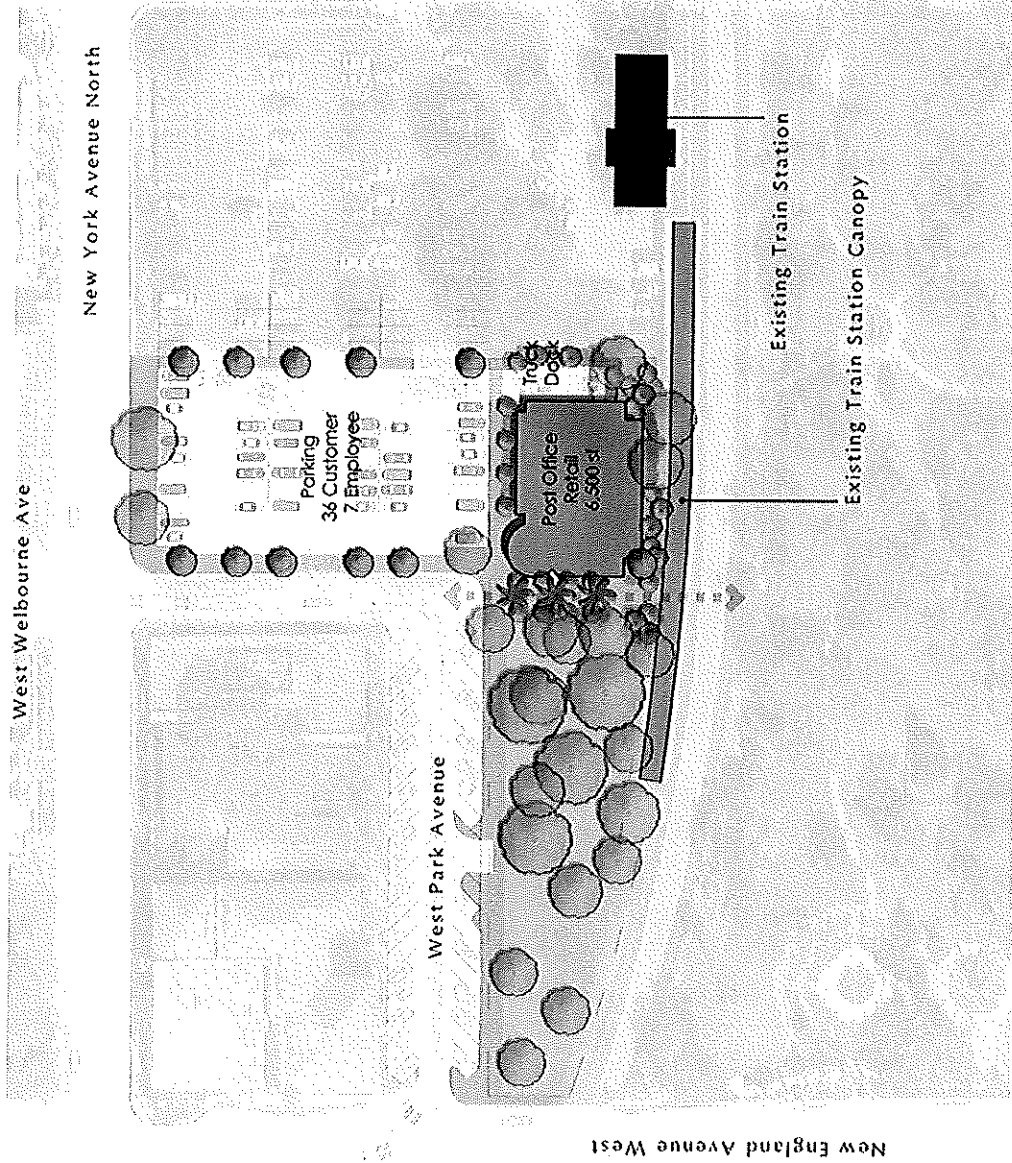
Julian
Barrios



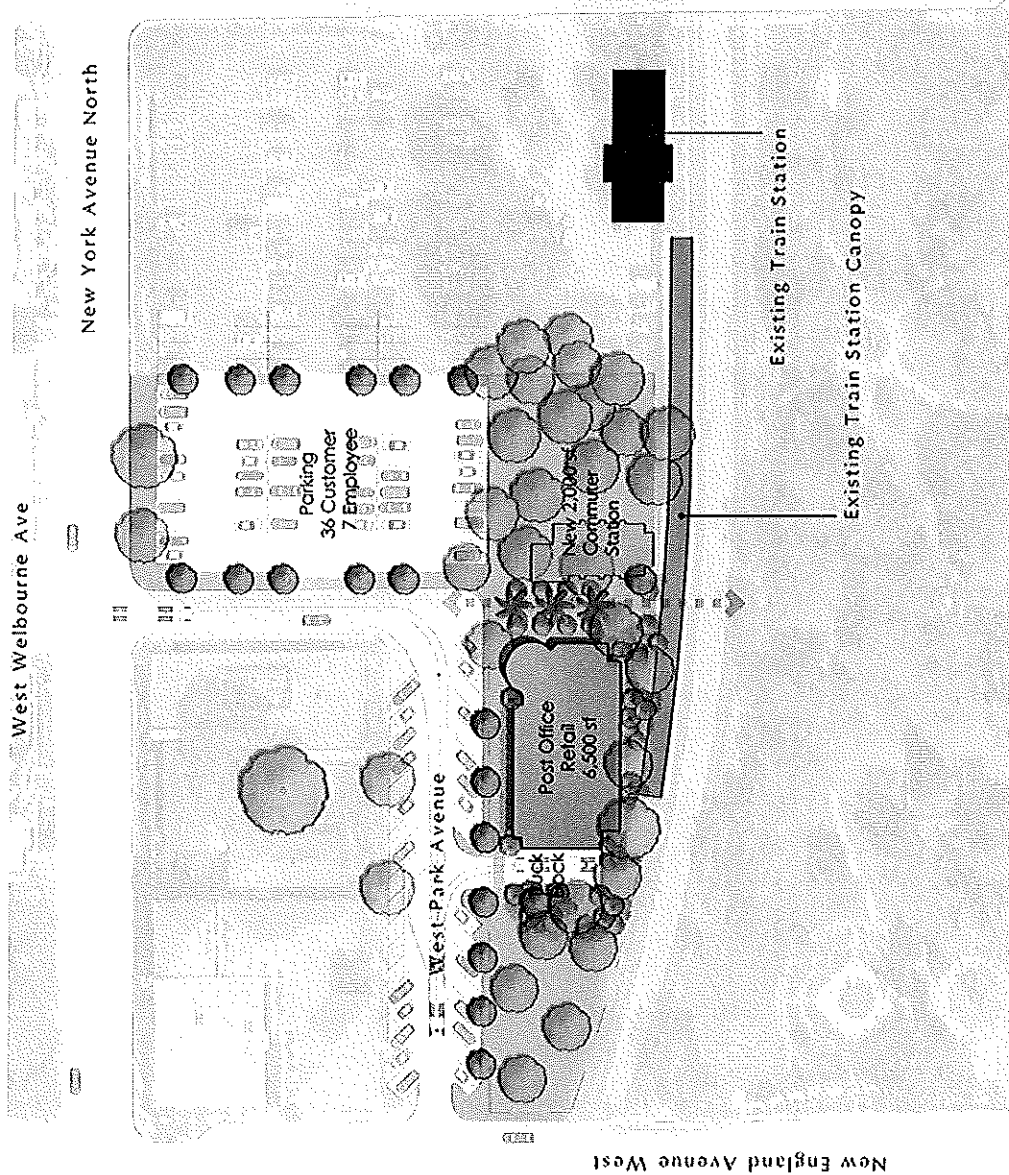
CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS

City of Winter Park, 2010



CITY OF WINTER PARK ALTERNATIVE POST OFFICE LOCATIONS



CITY OF WINTER PARK

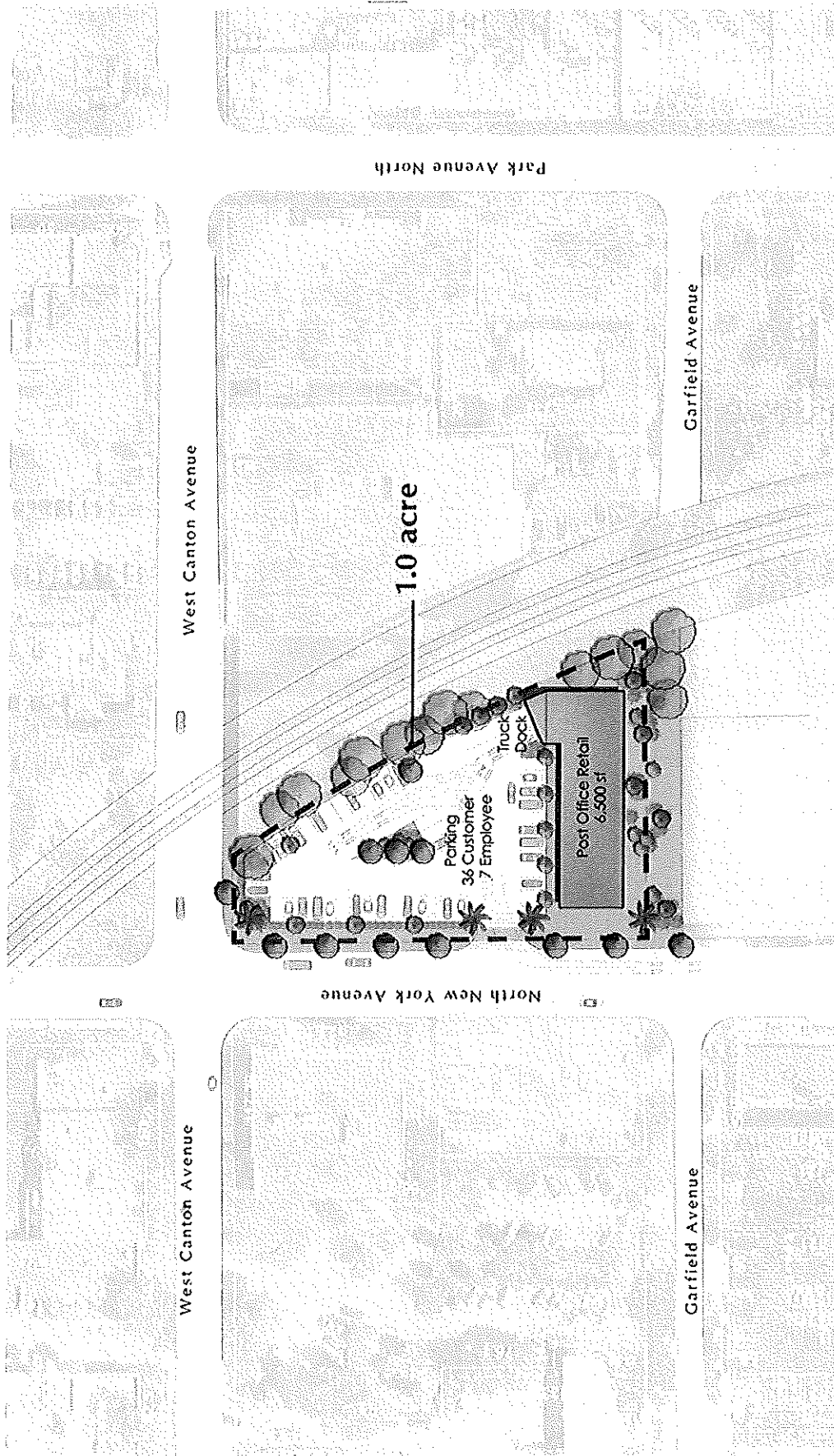
ALTERNATIVE POST OFFICE LOCATIONS



Scale
0 100 200
Feet

ZHA
ARCHITECTS

Scale
0 100 200
Feet



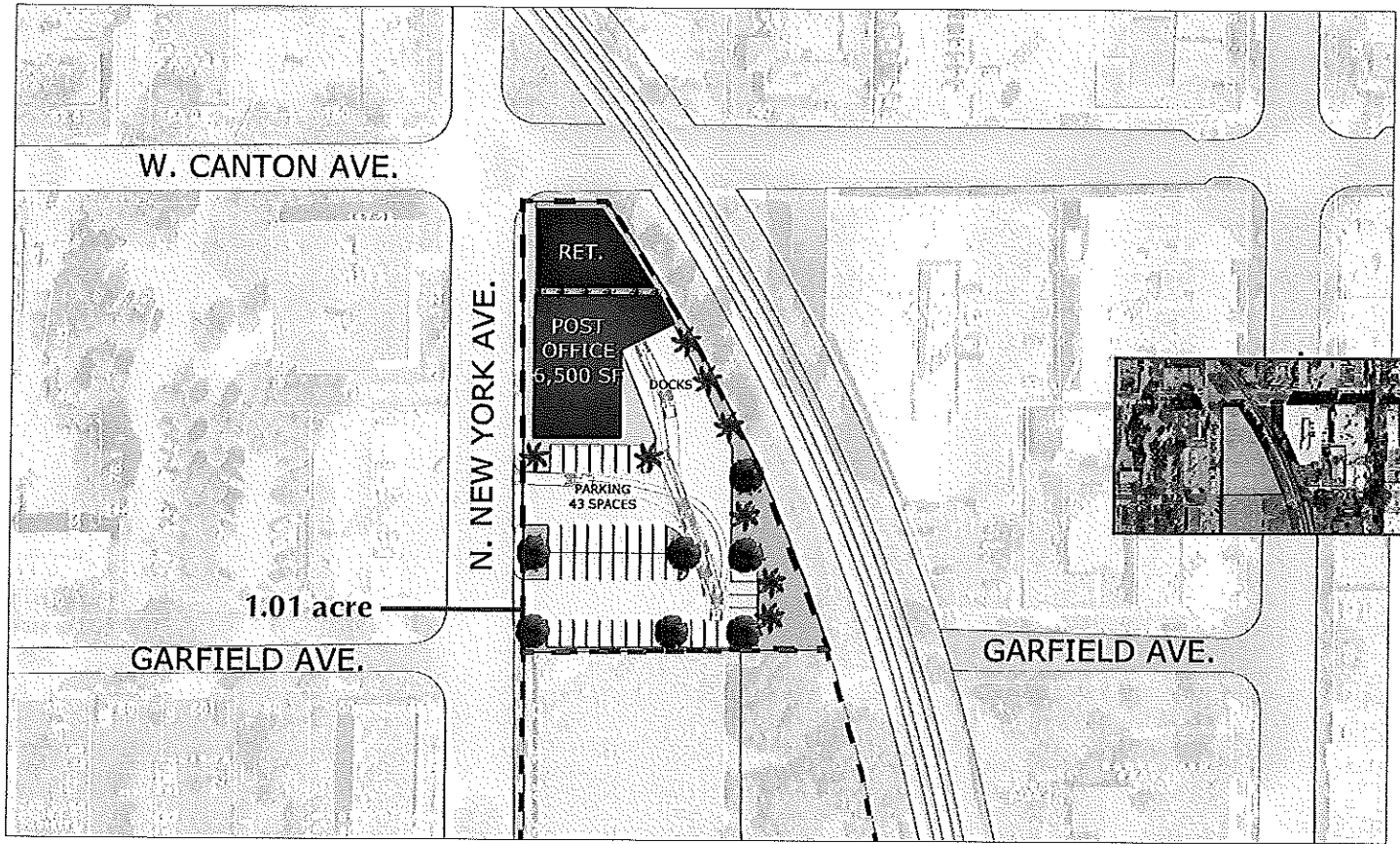
CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS

ZHA
INCORPORATED



April 2009



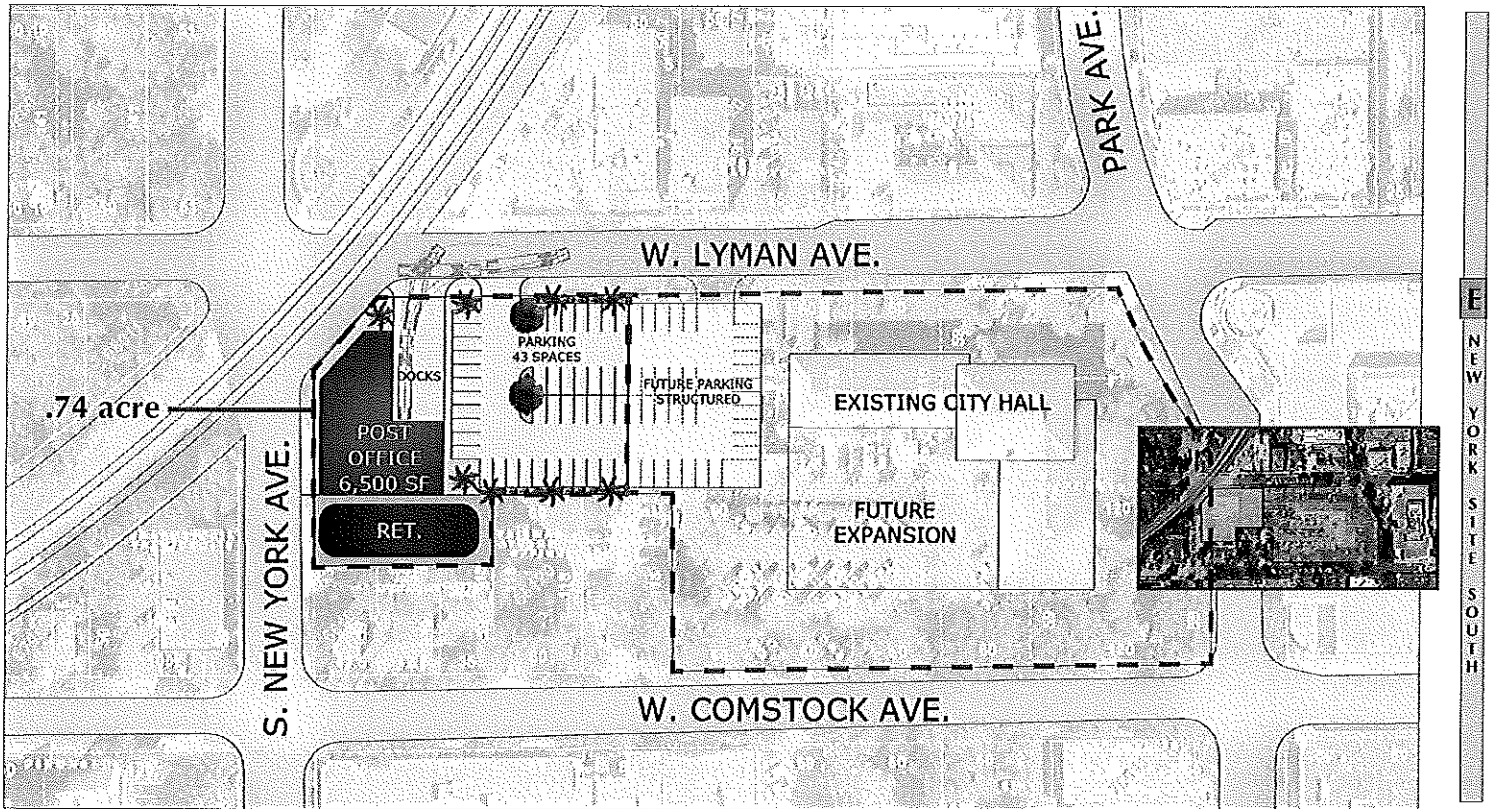
CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS



ZHA
INCORPORATED

DATE
08/10/2010



CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS



ZHA
INCORPORATED

Winter
Park

PARKING
364 cars
4 Level

This is an aerial photograph of a city block with various colored overlays and text labels. The block is bounded by a red line. The top portion is a brownish-green area labeled 'PARKING 364 cars 4 Level'. Below this is a blue area labeled '2 AC'. Within the blue area is a smaller blue rectangle labeled 'POST OFFICE 6,500 SF'. Below the post office is another blue rectangle labeled 'CIVIC BUILDING 60,000 SF 3 STORY'. To the right of the blue areas is a green area labeled 'Park Green'. Below the blue areas is a circular area labeled 'PLAZA COURTYARD'. To the right of the plaza courtyard is a green area labeled 'EXISTING PARK 1.2 AC'. Below the plaza courtyard is a large green area labeled 'NEW PARK 1.5 AC'. To the right of the new park is another green area labeled 'Park Green'. At the bottom of the new park area is a label 'Park'. At the bottom right of the image is a label 'Park Green'. The background is an aerial photograph of the city street and surrounding buildings.

2 AC

**POST
OFFICE**
6,500 SF

**CIVIC
BUILDING**
60,000 SF
3 STORY

PLAZA
COURTYARD

Park
Green

**EXISTING
PARK**
1.2 AC

Park
Green

**NEW
PARK**

1.5 AC

Park

Park
Green



City Projects – Post Office Costs

• Existing w/ revised Parking	\$700,000
• Existing w/ Garage	\$5,000,000
• Total at State Office	\$5,800,000
• Split	\$5,400,000

Planning the Possibilities

Program Square Foot Requirements		Existing	Desired	
Library		33,000	60,000	1.7 Acres
Library-Parking		64	134	70 Additional Spaces
City Hall- primary buildings		29,000	54,000	2.8 Acres
City Hall- Public Works Annex	???	6,700		
City Hall Parking		112	216 ???	
Public Safety Building	???	???		
Public Safety Bldg-Potential Re-use	???	???		
Post Office Distribution		17,000	7,000	Est 1.5 Acres with 88 surface parking, normally 45% FAR for 7,000 SF implies 15,500 sf of site, or 0.36 acres.
Post Office Retail		7,000	7,000	
Post Office Distribution Parking-Total		???	88	plus one loading dock
Post Office Distribution Parking Associated with 7,000			28	0.400 At 7,000 SF, parking at 4 per 1,000 sf= 28 spaces. 28 at 300 sf per space = 8400 sf. 0.4 Ac= 17,424 sf
Post Office Distribution Additional Land Required for extr			60	1,000 Additional Acres. At 300 Sf per space, 60 spaces implies 18,000 Sf, but use 0.5 acres (21,780sf).
Post Office Distr Addl Land FAR Equivalent			19,602	FAR for 0.5 acres is .45*21,780 sf= 9,801 sf.
Post Office Retail Parking		???	43	plus one loading dock
Post Office Retail Parking Associated with 7,000			28	0.400 At 7,000 SF, parking at 4 per 1,000 sf= 28 spaces. 28 at 300 sf per space = 8400 sf. 0.4 Ac= 17,424 sf
Post Office Retail Additional Land Required for extra par			15	0.600 Additional Acres. At 300 Sf per space, 15 spaces implies 4,500 Sf, but use 0.6 acres for 1.0 total per ZHA.
Post Office Distr Addl Land FAR Equivalent			11,761	FAR for 0.1 acres is .45
State Office FAR SF	0.45		98,000	4,999 Acres
State Office Parking			392	
State Office Land Value		\$	30.00	2,940,000 Per ZHA
Post Office Arrowhead FAR	C-2		2.0	
Swope Site FAR SF	0.45		19,400	0.99 Acres
Swope Site Land Value		\$	30.00	582,000 Per ZHA

1. Expand the Park by 1 acre, Use State Office Building land for Distribution, Retail PO on Arrowhead

Uses	Units	7,000 Square Ft	Unit Cost	Extension
Retail PO-New Const			\$ 225	1,575,000
Parking Retail PO-Surface	43 Spaces		\$ 3,000	129,000
PO Distribution Center	7,000 Square Ft		\$ 180	1,260,000
Parking Distribution PO-Surface	88 Spaces		\$ 3,000	264,000
PO Excess SF Compensation	10,000 Square Ft		\$ -	0
				<u>3,228,000</u>
Sources				
Sell Swope Land	19,400 FAR SF		\$ 30	582,000
Collect Park Pledges				<u>2,646,000</u>
				<u>3,228,000</u>

To Be Negotiated

1.B. Expand the Park by 1 acre, Acquire New Land for Distribution PO,

Uses	Units	7,000 Square Ft	Unit Cost	Extension
Retail PO-New Const			\$ 225	1,575,000
Parking Retail PO-Surface	43 Spaces		\$ 3,000	129,000
Acquire PO Distribution Land	7,000 FAR SF		\$ 30	210,000
Acquire PO Dist Addl Land FAR E	19,602 FAR SF		\$ 30	588,060
PO Distribution Center	7,000 Square Ft		\$ 180	1,260,000
Parking Distribution PO-Surface	88 Spaces		\$ 3,000	264,000
PO Excess SF Compensation	10,000 Square Ft		\$ -	0
				<u>4,026,060</u>
Sources				
Sell Swope Land	19,400 FAR SF		\$ 30	582,000
Collect Park Pledges				<u>3,444,060</u>
				<u>4,026,060</u>

To Be Negotiated

1.C. Expand the Park by 1 acre, ADD PARKING on Arrowhead, New Retail PO on Arrowhead, PO Distribution to State Office Building

Uses	Units	7,000 Square Ft	Unit Cost	Extension
Retail PO-New Const			\$ 225	1,575,000
Parking Retail PO-Surface	43 Spaces		\$ 3,000	129,000
Parking Structure-Level 1	120 Spaces		\$ 18,900	2,268,000
PO Distribution Center	7,000 Square Ft		\$ 180	1,260,000
Parking Distribution PO-Surface	88 Spaces		\$ 3,000	264,000
PO Excess SF Compensation	10,000 Square Ft		\$ -	0
				<u>5,496,000</u>
Sources				
Sell Swope Land	19,400 FAR SF		\$ 30	582,000
Sell Excess State Office Land	91,000 FAR SF		\$ 30	2,730,000
Collect Park Pledges				<u>2,184,000</u>
				<u>5,496,000</u>

To Be Negotiated

2. Expand the Park by 2 acres, New Retail PO and PO Distribution to Acquired Land, No Additional Parking.

Uses	Units	7,000 Square Ft	Unit Cost	Extension
Retail PO-New Const			\$ 225	1,575,000
Parking Retail PO-Surface	43 Spaces		\$ 3,000	129,000
Acquire PO Retail Land	7,000 FAR SF		\$ 30	210,000
Acquire PO Retail Addl Land FAR	11,761 FAR SF		\$ 30	352,836
Acquire PO Distribution Land	7,000 FAR SF		\$ 30	210,000
Acquire PO Dist Addl Land FAR E	19,602 FAR SF		\$ 30	588,060
PO Distribution Center	7,000 Square Ft		\$ 180	1,260,000
Parking Distribution PO-Surface	88 Spaces		\$ 3,000	264,000
PO Excess SF Compensation	10,000 Square Ft		\$ -	0
				<u>4,588,896</u>
Sources				
Sell Swope Land	19,400 FAR SF		\$ 30	582,000
Collect Park Pledges				<u>4,006,896</u>
				<u>4,588,896</u>

To Be Negotiated

3. Library to Post Office Location, Renovate PO Structure, PO Distribution to State Office Building

Uses	Units	7,000 Square Ft	Unit Cost	Extension
Retail PO-Renovation	7,000 Square Ft	\$ 100	700,000	
Library Renovation-Old PO	17,000 Square Ft	\$ 175	2,975,000	
Library New Construction	43,000 Square Ft	\$ 225	9,675,000	
Parking Structure-Level 1	120 Spaces	\$ 18,900	2,268,000	
Parking Structure-Level 2	120 Spaces	\$ 18,900	2,268,000	
Parking Bridge	20 Spaces	\$ 35,000	700,000	
PO Distribution Center	7,000 Square Ft	\$ 180	1,260,000	
Parking Distribution PO-Surface	88 Spaces	\$ 3,000	264,000	
PO Excess SF Compensation	10,000 Square Ft	\$ -	0	
			<u>20,110,000</u>	
Sources				
Sell Existing Library Building	33,000 Square Ft	\$ 303	10,000,000	
Sell Excess State Office Land	91,000 FAR SF	\$ 30	2,730,000	
Sell Swope Land	19,400 FAR SF	\$ 30	582,000	
Convert Park Pledges			3,000,000	
Other Library Fund Raising			<u>3,798,000</u>	
			<u>20,110,000</u>	

Confirm Parking Analysis- When is peak utilization? Any possibility of weekday office parking?

To Be Negotiated

To be Negotiated

4. City Hall Renovation Only, Add Parking

Uses	Units	Square Ft	Unit Cost	Extension
City Hall Renovation	29,000	75	\$ 2,175,000	
City Hall HVAC	1 System		\$ 1,000,000	1,000,000
City Hall Roof/Insulation	1 System		\$ 200,000	2,268,000
Parking -City Hall	120 Spaces		\$ 18,900	5,643,000
Sources				
HVAC Equipment Equipment Lea	1 System		\$ 500,000	500,000
Parking District Bonds	120 Spaces		\$ 18,900	2,268,000
Other Funds				2,875,000
				5,643,000

5. Library to State Office Location, PO As is

Uses	Units	Square Ft	Unit Cost	Extension
Library New Construction	60,000	225	\$ 13,500,000	
Surface Parking	134 Spaces		\$ 3,000	402,000
Sources				
Sell Existing Library Building	33,000 Square Ft		\$ 303	10,000,000
Sell Excess State Office Land	38,000 FAR SF		\$ 30	1,140,000
Other Library Fund Raising				2,762,000
				13,902,000

Confirm Parking Analysis- When is peak utilization? Any possibility of weekday office parking?

To be Negotiated

6. Library Expansion at Existing Location

Uses	Units	Square Ft	Unit Cost	Extension
Library Renovation	33,000	25	\$ 825,000	
Library New Construction	27,000	225	\$ 6,075,000	
Reduced Surface Parking	30 Spaces		\$ 3,000	90,000
Parking Structure- Hotel jointly	104 Spaces		\$ 18,900	1,965,600
Sources				
Other Library Fund Raising				8,955,600
				8,955,600

Confirm Parking Analysis- When is peak utilization? Any possibility of weekday office parking?



City of Winter Park

Alternative Post Office Locations - 32789 Retail and Carrier Annex

--- 32789 Zip Code Boundary

Existing Retail & Carrier Annex

A State Office Bldg. Site

B Fairbanks Site - Minnesota Ave./Clay St.

C Lee Road Site

D New York NORTH Site

E New York SOUTH Site

F New England Site

Carrier Annex Program

- 6,500 SF Building
- 1 dock space, 24' withissor slip
- 49 employee parking spaces
- 39 postal vehicles (some space as car)
- No covered or trailer parking
- 1.0 to 2.3 Acres

A State Office Building

- Former State Office Building, City-Owned
- 63,814 SF
- 248 parking spaces
- New facility and parking
- 5.0 Acres

B Fairbanks Site (Minnesota Ave./Clay St.)

- Industrial Warehouse, Private-Ownership
- Up to 55,284 SF
- Up to 9 existing commercial/industrial buildings
- Up to 3.8 Acres

C Lee Road Site

- Vacant Land, Private Ownership
- New Facility & Parking
- 1.5 Acres

Retail Program

- 6,500 SF Building
- 410 SF loading dock, at-grade slab with cover
- 35 customer parking spaces (incl. HQ)
- 7 employee parking spaces
- 1.0 to 2.3 Acres

D New York NORTH

- Current Post Office Operations
- 23,929 SF Existing
- 83 postal and employee parking spaces
- 18 public parking spaces
- New facility and parking
- 1.8 Acres

E New York SOUTH

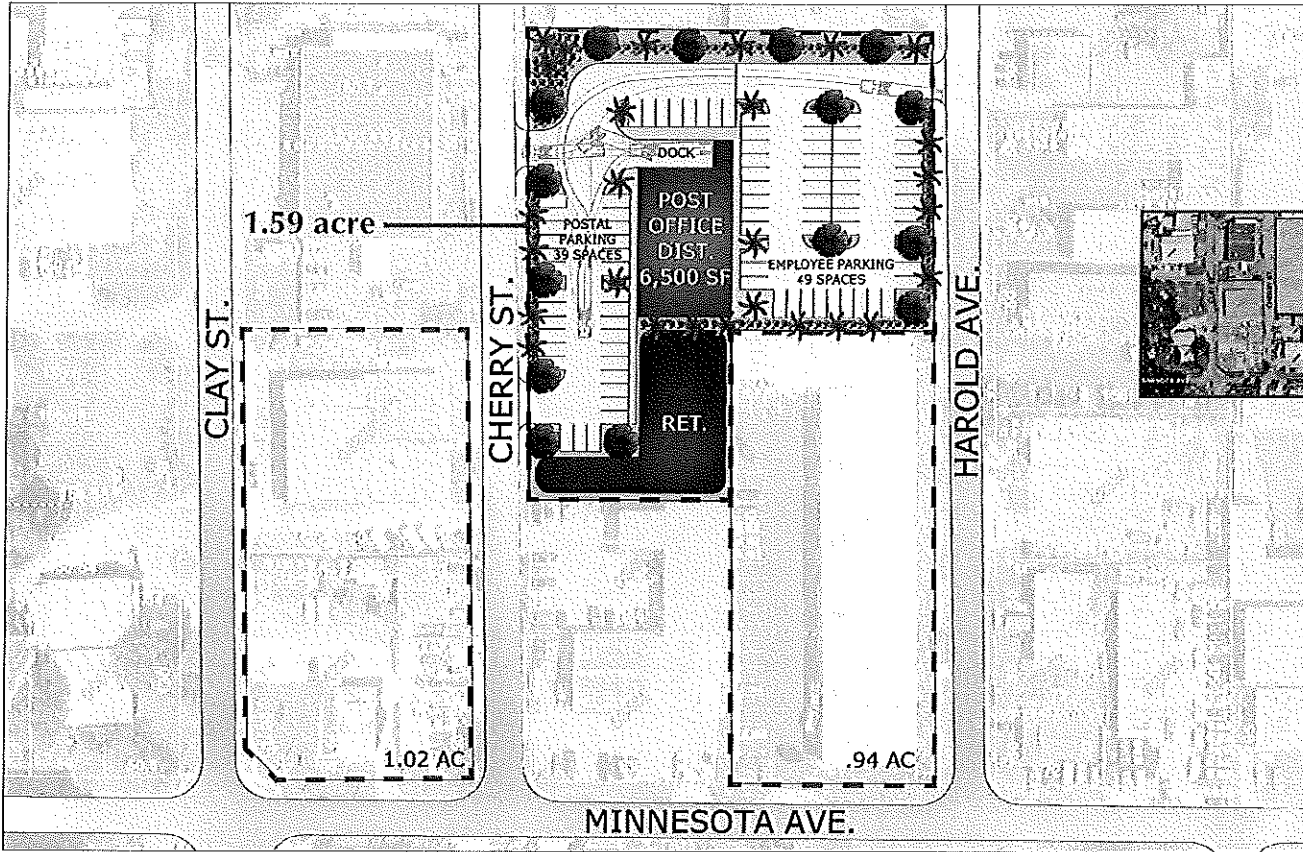
- Current City Hall Annex / Former Fire Station
- 6,678 SF Existing
- New facility and parking
- 1.0 Acres

F New England Site

- Vacant Land, Private Ownership
- New Facility & Parking
- 0.9 Acres - 1.5 Acres

ZHA
INCORPORATED
Baker Barrios Architects

JULY 2006



B
FAIRBANKS
SITE

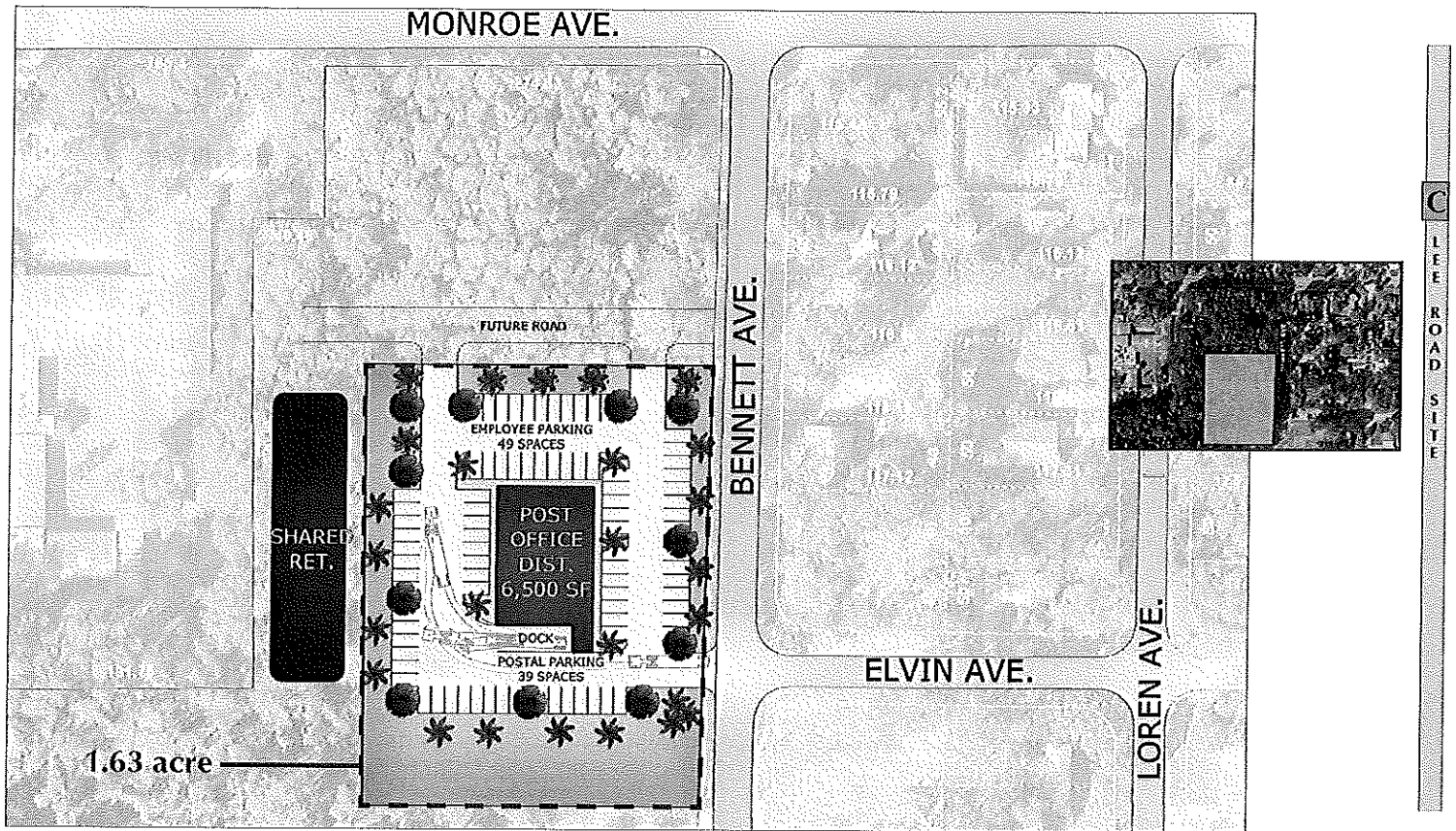


CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS



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B411
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CITY OF WINTER PARK ALTERNATIVE POST OFFICE LOCATIONS

ZHA
INCORPORATED

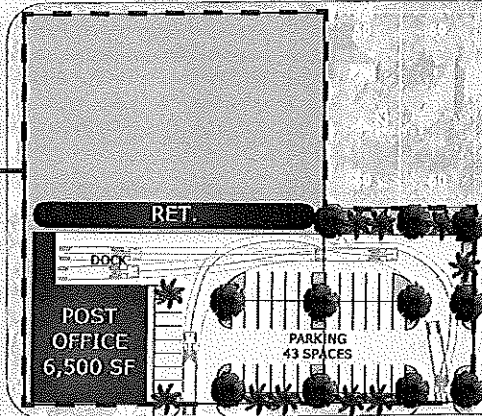
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W. WELBOURNE AVE.

S. NEW YORK AVE.

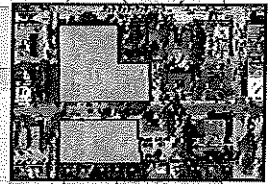
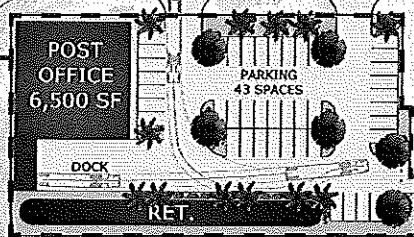
1.49 acre



W. NEW ENGLAND AVE.

.89 acre

S. VIRGINIA AVE.



F
NEW
ENGLAND
SITE



CITY OF WINTER PARK

ALTERNATIVE POST OFFICE LOCATIONS

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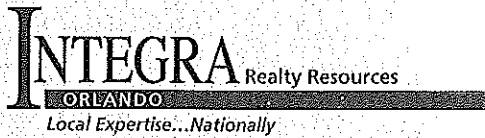
APPRAISAL OF REAL PROPERTY

Winter Park Post Office

300 N. New York Avenue
Winter Park, Orange County, FL 32789-9998

PREPARED FOR:

Mr. James Edward Cheek, III
City Attorney, City of Winter Park, Florida
Winderweedle, Haines, Ward & Woodman, P.A.
329 Park Avenue North, Second Floor
Winter Park, Florida 32789



EFFECTIVE DATE OF THE APPRAISAL:

April 25, 2007

REPORT FORMAT

Summary

INTEGRA REALTY RESOURCES - ORLANDO

File Number: 07-165-695



Winter Park Post Office
Winter Park, FL

April 30, 2007

Mr. James Edward Cheek, III
City Attorney, City of Winter Park, Florida
Winderweedle, Haines, Ward & Woodman, P.A.
329 Park Avenue North, Second Floor
Winter Park, Florida 32789

SUBJECT: Market Value Appraisal
Winter Park Post Office
300 N. New York Avenue
Winter Park, Orange County, FL 32789-9998
Integra Orlando File No. 07-165-695

Dear Mr. Cheek:

Integra Realty Resources - Orlando is pleased to submit the accompanying appraisal of the referenced property. The purpose of this appraisal is to develop an opinion of the market value of the fee simple estate of the property as of April 25, 2007.

The following report complies with the reporting requirements for a summary appraisal report set forth under Standards Rule 2-2(b) of the *Uniform Standards of Professional Appraisal Practice (USPAP)*. As such, it presents only summary discussions of the data, reasoning, and analyses that are used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal as noted herein.

The site has an area of 2.0367± acres; it is improved with a one-story, government building known as the Winter Park Main Post Office. The building was constructed in 1965 and contains 22,406± square feet of rentable area. As of the effective date of the appraisal, the property is 100% occupied by the United States Postal Service.

As will be discussed later on in the following report, the existing building does not contribute to value over and above land value. As such, the report reflects our value of the land, site improvements, with consideration of impact fee credits, etc.

IRR.

Mr. James Edward Cheek, III
City Attorney, City of Winter Park
April 30, 2007
Page 2

Based on the analyses and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed herein, it is our opinion that the market value of the fee simple estate of the property (land value and contributory value of site improvements, etc), as of April 25, 2007, is

SEVEN MILLION ONE HUNDRED THOUSAND DOLLARS
(\$7,100,000)

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - ORLANDO



Stephen J. Matonis, MAI
Director/Partner
State-Certified General Appraiser #1421



Hal B. Katz
Senior Analyst
State-Certified General Appraiser #3010



Larry J. Tait
Senior Analyst
State-Certified General Appraiser #3009



July 15, 2011

Postmaster General Patrick Donahoe
U.S. Postal Service
475 L'Enfant Plaza SW
Washington, D.C. 20260

Dear Postmaster General Donahoe:

We write to you today concerning an issue of great importance to our constituents in Winter Park, Florida. Winter Park is known for its abundant parks, trees and natural surroundings in Central Florida, and the city continuously works to preserve and enhance its parkland. The city of Winter Park has informed us of their interest in the land upon which there is a U.S.P.S. distribution center located in the city. As such, we think there are ways in which the local government in Winter Park and the U.S. Postal Service can work together that would be beneficial to all parties involved.

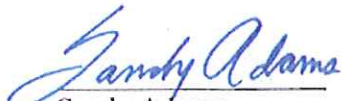
The local government officials from Winter Park informed us that the property is currently used as a U.S. Post Office location for both retail and distribution functions at 300 North New York Avenue. It is located within the heart of downtown Winter Park directly adjacent to the City's Central Park and upscale shopping district. The local government officials conveyed to us that the city wants to retain a retail location in the area, but that the large distribution center is incompatible with the historic downtown area. In short, the city of Winter Park is highly interested in using this land to expand its Central Park if and when the U.S.P.S. no longer wants to operate a distribution center from this location. While it is our understanding that the U.S. Postal Service currently has no plans to discontinue operating at the current location, we ask that the U.S. Postal Service consider granting the City a right of first refusal in the land so that if and when the Postal Service decides they want to sell the property, the City would have an opportunity to purchase it.

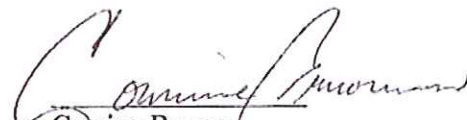
We appreciate your consideration regarding this issue. We look forward to hearing from you in the future. Lastly, if we can be of any assistance to you, please do not hesitate to contact us.

Sincerely Yours,


Marco Rubio
United States Senate

Bill Nelson
United States Senate


Sandy Adams
Members of Congress


Corrine Brown
Member of Congress


John Mica
Member of Congress


Daniel Webster
Member of Congress

Cc: Mr. Mico Milonovic, USPS Government Relations Representative

ALCALDE & FAY

GOVERNMENT & PUBLIC AFFAIRS CONSULTANTS

October 20, 2011

MEMORANDUM

TO: The Honorable Ken Bradley, Mayor
The Honorable Carolyn Cooper
The Honorable Steven Leary
The Honorable Tom McMacken
The Honorable Sarah Sprinkel
Randy Knight, City Manager

FROM: Skip Bafalis, Partner
Maurice Kurland, Partner
Trace Roller, Associate

SUBJECT: Disposition of U.S. Postal Service Property

As part of our legislative advocacy for Winter Park regarding the Post Office property located next to Central Park at 300 N. New York Avenue, we have compiled for your information the legal requirements and regulations governing the disposition of U.S. Postal Service (USPS) property. We want you to have this available as we work to schedule a meeting between the City and the USPS to move forward in negotiating a first right of refusal agreement.

The USPS continues to express that it has no intention to move or abandon its Central Park location in response to the joint Congressional letter sent to the Postmaster General signed by Senators Nelson and Rubio, and Reps. Adams, Brown, Mica and Webster. Nonetheless, with numerous reports of USPS financial difficulties and proposals to consolidate operations and possibly reduce delivery days, negotiations to enter into a right of first refusal for the property seem timely.

Both federal law and the USPS's rules prescribe the post office closure process, as well as the disposal of USPS facilities. By law, the USPS "may enter into and perform contracts, execute instruments, and determine the character of, and necessity for, its expenditures.... acquire, in any lawful manner, such personal or real property, or any interest therein, as it deems necessary or convenient in the transaction of its business; to hold, maintain, sell, lease, or otherwise dispose of such property or any interest therein.... [and] to construct, operate, lease,

and maintain buildings, facilities, equipment, and other improvements on any property owned or controlled by it (39 U.S.C. 401(3)-(6)).

Furthermore, according to **USPS Handbook RE-1 - U.S. Postal Service Facilities Guide to Real Property Acquisitions and Related Services** (October 2008) relating to Disposal of Excess Real Property *"Postal Service policy is to dispose of excess real property under the terms and conditions that provide the greatest value to the Postal Service. Disposition may be by sale, exchange, outlease, sublease, or by other means determined to be in the best interest of the Postal Service."*

For your convenience we have provided weblinks to both the USPS Facilities Guide to Real Property Acquisitions and Related Services, as well as the **2009 Congressional Research Service (CRS) publication "Post Office and Retail Postal Facility Closures: Overview and Issues for Congress"** which summarize postal facility closures and disposition of USPS property. Furthermore, we would also direct you to Title 39 U.S. Code which is the federal authorizing statute for all USPS operations.

- **CRS Report: Post Office and Retail Postal Facility Closures: Overview and Issues for Congress**
<http://www.fas.org/sgp/crs/misc/R40719.pdf>
- **USPS Facilities Guide to Real Property Acquisitions and Related Services**
<http://about.usps.com/handbooks/re1/welcome.htm>
- **Title 39 US Code**
<http://www.law.cornell.edu/uscode/39/>

We look to confer further with you and Mr. Knight, to arrange for a meeting on a mutually convenient date and time with the U.S. Postal Service either here in Washington or in Winter Park to negotiate a first right of refusal.

If we can provide any additional information, please let us know.

TOM A. SAMRA
VICE PRESIDENT, FACILITIES



August 6, 2012

Randy B. Knight
City Manager
City of Winter Park
201 Park Avenue South
Winter Park, Florida 32789

Re: 300 N. New York Avenue, Winter Park Florida, 32789

Dear Mr. Knight:

This is in response to your July 20, 2012, letter to the Postmaster General. Thank you for your interest in the Winter Park Main Office. At this time, the property is not available for sale, nor do we anticipate the property will become available in the foreseeable future. However, if the Postal Service does determine it is in its best interest to sell the property, we will notify government officials and the public of the proposed sale in accordance with applicable community notification, community relations, and intergovernmental notice procedures.

When a Postal Service project calls for disposal of a postal facility, the Postal Service is required to generate adequate market exposure of the property and competition among all interested parties, to meet our obligation to secure best value to the Postal Service. A Right of First Refusal to the City of Winter Park would impair our ability to assure the Postal Service has maximized the property's overall value because it will prevent us from exposing the property to the market. The current financial exigencies facing the Postal Service require the Postal Service to maximize the value of our assets.

Again, we appreciate your continued interest.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom A. Samra", written over a horizontal line.

Tom A. Samra

cc: Mr. Donohoe
Janie Bjork

RESOLUTION NO. 2043-10

**A RESOLUTION OF THE CITY OF WINTER PARK,
FLORIDA SUPPORTING THE ACQUISITION OF THE
PROPERTY CURRENTLY OWNED AND USED BY THE
UNITED STATES POSTAL SERVICE FOR THE
PURPOSE OF PUBLIC PARKLAND.**

WHEREAS, the United States Postal Service (USPS) currently owns the property located at 300 N. New York Avenue in Winter Park (the Property) and has been using said property since 1963 for both retail and distribution functions of the post office, and,

WHEREAS, the Property is located within the heart of downtown Winter Park and is directly adjacent to the City's Central Park and upscale shopping district, and

WHEREAS, the New York Avenue corridor adjacent to the Property is prime for economic redevelopment, and

WHEREAS, the City Commission of Winter Park has recognized that the distribution center located on the Property is neither appropriate nor compatible with Central Park, the upscale nature of the surrounding uses, or the desire to promote economic development downtown, and

WHEREAS, alternative nearby local sites are readily available for the construction of a replacement Post Office and

WHEREAS, as the city and surrounding region increases in intensity and density of land uses the need for added green space has grown substantially, and

WHEREAS, parks are a priority of Winter Park and the city guarantees the citizens' a minimum of 10 acres of parkland per 1000 residents; and

WHEREAS, there is a desire to have the Property become park land for the purpose of expanding Central Park for future generations of Winter Park residents and visitors.

WHEREAS, the City of Winter Park desires the donation of the current Winter Park Post Office land from the Federal government, and guarantees it will not be sold for commercial purposes or financial gain, but will only be utilized for the public good;

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

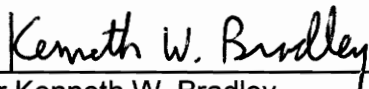
Section 1. The City Commission of the City of Winter Park hereby declares its intention that the Property located at 300 N. New York Avenue be converted to public parkland.

Section 2. The City Commission calls upon the USPS to work with the City of Winter Park to insure that the Property becomes park should it cease to be utilized as a post office.

Section 3. The City Commission calls upon Winter Park Congressional Representatives to assist the City in acquiring the Property in order to stimulate economic development along the New York Avenue corridor and to provide an expansion of the much needed green space in this urban environment.

Section 4. The City Commission commits to keep the Property as park land in perpetuity for the recreational use and enjoyment of current and future residents and visitors.

Adopted at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 25th day of January 2010.



Mayor Kenneth W. Bradley

Attest: 

City Clerk Cynthia Bonham