

The Old Jailhouse @ Sanford

Outstanding Rehab, Renovation of Reuse



The Old Jailhouse @ Sanford

Facade



Interior



The Old Jailhouse @ Sanford Before Continued....



CITY OF
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COMMUNITY REDEVELOPMENT AGENCY

The Old Jailhouse @ Sanford Restoration.....

- Built between 1890 and 1895
- Became Seminole County Jail in 1916
- Went through various uses including a drycleaner and became blighted/vacant
- Foreclosed on 12/04/07 for delinquent property taxes = \$188,500
- 1/20/09 - City received RFI proposal from a private developer seeking to develop the property – later withdrawn due to the condition of the building
- Designated brownfield site 10/13/09



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Restoration...continued

- Investigation during the RFI revealed contamination (thus the Brownfield designation), failing roof, deterioration/failing structure and façade
- **CRA approves taking ACTION**
- 6/25/09 - CRA steps in to repair the roof
- 1/31/10 – Roof repair completed
- Environmental remediation takes place
- 6/3/15 – Final Remedial Action Report – 5 year plan implemented
- 6/2016 – City reissues RFP to solicit buyers



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Restoration....continued

NEARLY 7 YEARS LATER

- 8/8/16 – City selects a bidder/project - Buyer approaches CRA for additional assistance to get the building repaired
- 7/13/16 – CRA agrees to remove stucco and repair brick on the façade of the building before closing
- 9/7/16 – CRA hires a company to remove stucco - \$40k (roof repair was \$50k)
- 11/17/16 – **STOP** the façade is falling!!!!
- 12/1/16 – Structural Engineer evaluates the building
- 12/20/16 – CRA approves an \$80k change order to fix structure



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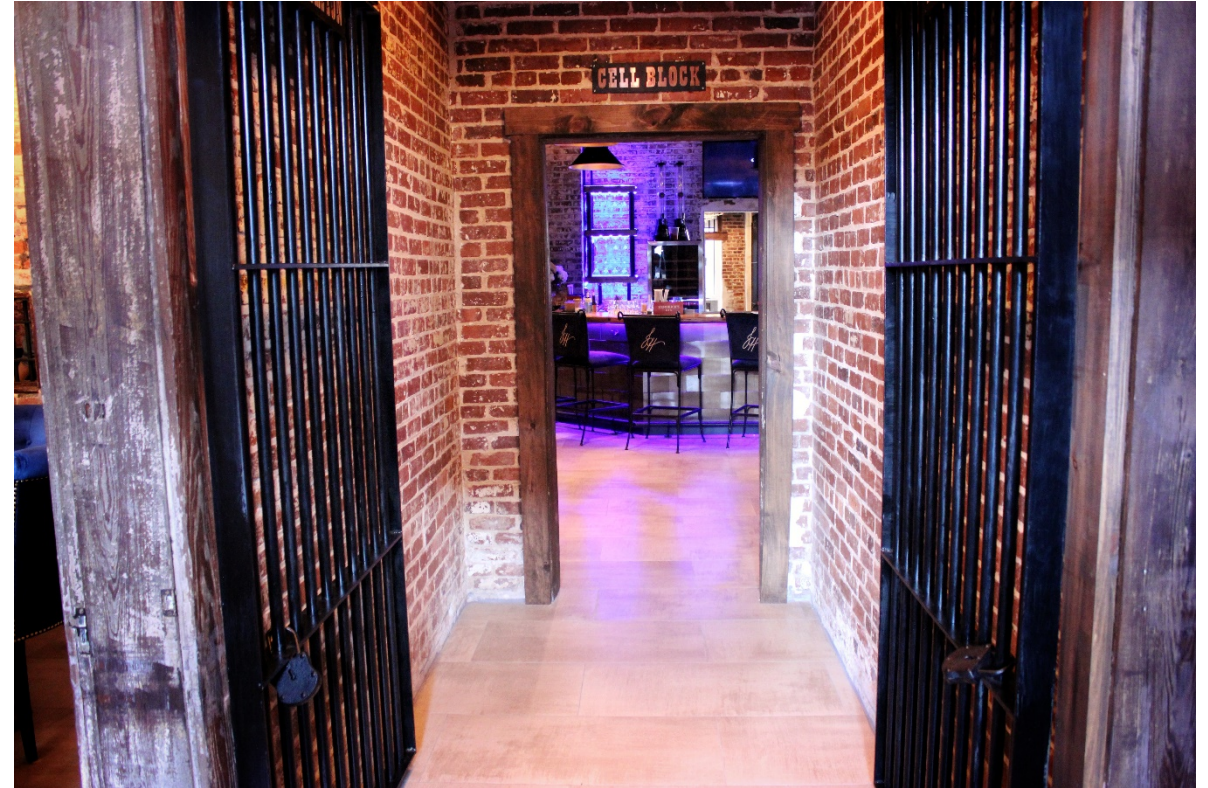
- 1/30/17 – CRA completes the restoration of the façade and structure
- 2/6/17 – Buyer closes on the acquisition
- Buyer begins the transformation.....the Rehabilitation and Reuse begins!



The Old Jailhouse @ Sanford Completed!



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SUCCESS!

- CRA investment = \$172,000
- Grantee investment = \$900,000

Annual sales over \$1.2M

ROI on CRA investment = 2.7 years

