

**Agenda Item #:**

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**Meeting Date:**      **October 17, 2006**                      ☒ **Consent**                      ☐ **Regular**  
   ☐ **Ordinance**                      ☐ **Public Hearing**

**Department: Facilities Development & Operations**

## I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: exercise of the second option to extend the term of the Lease Agreement (R99-1418D) dated July 27, 1999, with Mil Lake Annex, LLC for 31,733 SF within the Mil-Lake Plaza located in unincorporated Greenacres at an annual rate of \$215,311.68/yr.

**Summary:** The Library Department currently leases approximately 31,733 SF of warehouse space within the Mil-Lake Plaza located at 4639 Lake Worth Road in Greenacres, for the Library's non-public material and the Outreach Services Section. The initial term of the Lease Agreement was for six (6) years ending on March 31, 2006, with two (2) extension options, each for a period of one (1) year. The first extension expires on March 31, 2007. This final option will extend the term of the Lease Agreement for one (1) year, from April 1, 2007 through March 31, 2008. The County is required to provide 120 days notice of its intent to extend the Lease Agreement. The annual rent for this extension period is \$215,311.68 (\$6.79/sf), plus 2007 real estate taxes estimated to be \$38,000. **(PREM) District 2 (HJF)**

**Background and Justification:** On July 27, 1999, the Board approved the Lease Agreement which expired on March 31, 2006. On September 13, 2005, the Board exercised the first option to extend the Lease Agreement until March 31, 2007 (R-2005-1710). The exercise of this second and final option will extend the term for one (1) year until March 31, 2008, and will provide for the continued use of space for the acquisition, preparation, and non-public storage of library materials, as well as the Outreach Services Section which includes talking books, Books by Mail, the Bookmobile, and the Volunteer Literacy Tutoring Program.

**Attachments:**

1. Location Map
2. Option to Extend Letter
3. Budget Availability Statement

Recommended By: KCH Anthony Wolf 9/25/06  
Department Director Date

Approved By:  10/11/26  
County Administrator Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

<b>Fiscal Years</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Capital Expenditures</b>					
<b>Operating Costs</b>	<u>\$106,589.94</u>	<u>\$ 135,089.94</u>	<u>9,750</u>		
<b>External Revenues</b>					
<b>Program Income (County)</b>					
<b>In-Kind Match (County)</b>					
<b>NET FISCAL IMPACT</b>	<u><u>\$106,589.94</u></u>	<u><u>\$ 135,089.94</u></u>	<u><u>\$9,750</u></u>		
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>					

**Is Item Included in Current Budget: Yes X No**

**Budget Account No:** Fund 1180 Dept 320 Unit 3200 Object 4410  
Program

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Taxes for prior year paid in March:

FY08 - includes 2007 real estate taxes estimated at \$38,000 (9 mos. \$28,500)

FY09 - includes 2008 real estate taxes estimated at \$39,000 (3/mos \$9,750)

215,311.68 is total for both years (FY07:17,764.99 x 6 mo.(106,589.94) & FY08: 18,120.99 x 6 mo. (108,721.74) )

C. Departmental Fiscal Review:

### III. REVIEW COMMENTS

**A. OFMB Fiscal and/or Contract Development Comments:**

10-3-06  
OFMB  
10/15/06  
10/30/06  
10/30/06  
9-28-06

Am. J. Jacobs 10/4/06  
Contract Development and Control  
E. Jones 10/4/06

**B. Legal Sufficiency:**

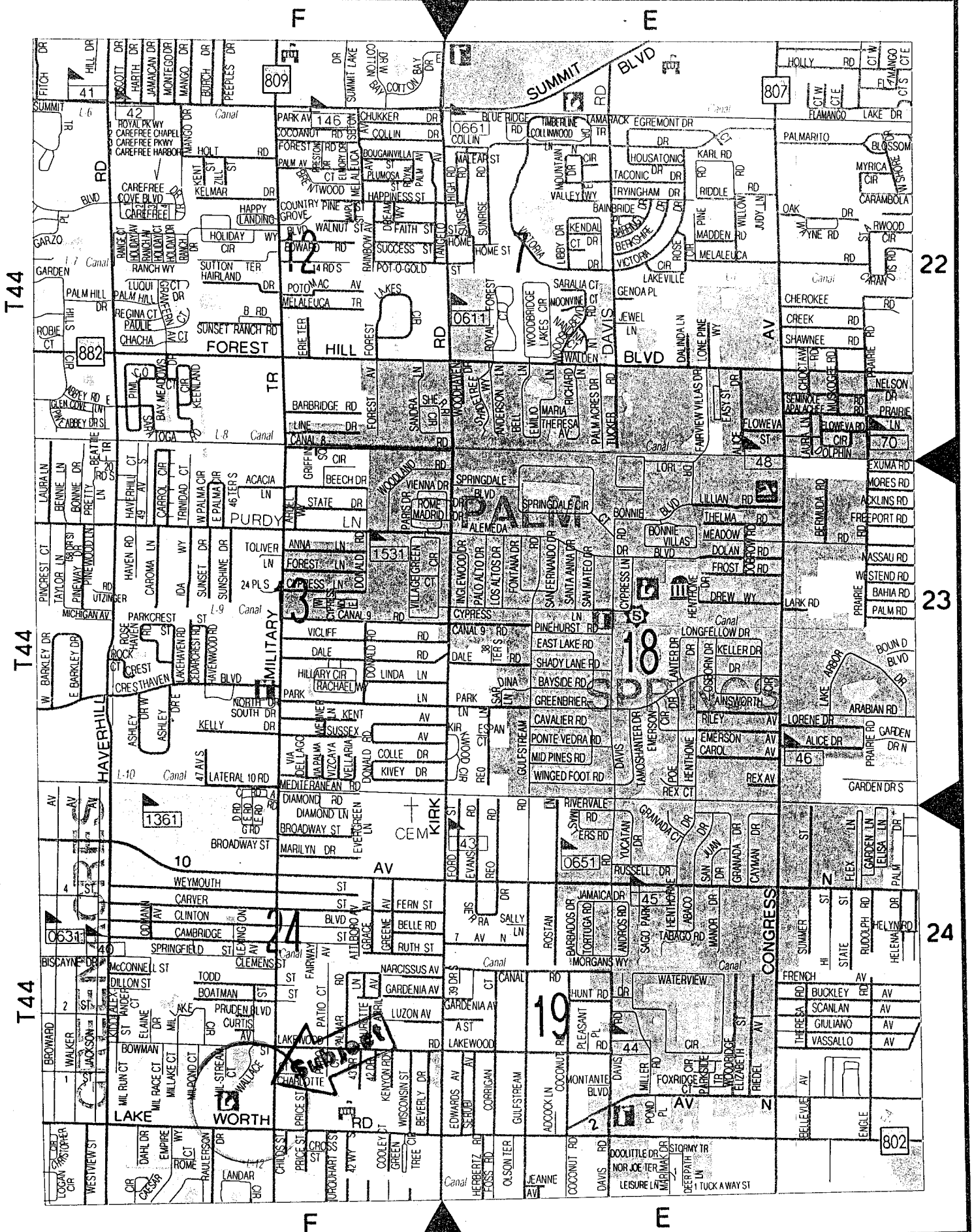
**This item complies with current County policies.**

*R. J. Fal* 10/5/06  
Assistant County Attorney

### C. Other Department Review:

**Department Director**

**This summary is not to be used as a basis for payment.**



LOCATION MAP

ATTACHMENT #1



October 17, 2006

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

**Facilities Development &  
Operations Department  
Property & Real Estate  
Management Division**

3200 Belvedere Road  
Building 1169

West Palm Beach, FL 33406-1544

(561) 233-0200

FAX: (561) 233-0210

www.pbcgov.com/fdo

Mil Lake Annex, LLC  
Mario J. Montecalvo  
3702 NE 171<sup>st</sup> Street, # 9  
N. Miami Beach, FL 33160

Re: Exercise of Option to Extend Lease Agreement (R-99-1418D) dated  
July 27, 1999, with Mil Lake Annex, LLC

Dear Mr. Montecalvo:

Pursuant to the provisions of the above referenced Lease Agreement, Palm Beach County, as Lessee, is hereby exercising its final option to extend the term of said Lease for an additional period of one (1) year effective April 1, 2007, through March 31, 2008.

Sincerely,

ATTEST:

SHARON R. BOCK,  
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political  
subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Tony Masilotti, Chairman

APPROVED AS TO FORM  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By: \_\_\_\_\_  
Assistant County Attorney

By: Pat Amy Wolf  
Department Director

"An Equal Opportunity  
Affirmative Action Employer"

printed on recycled paper

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**ATTACHMENT #2**

## BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 08/25/2006 REVISED 09/15/06REQUESTED BY: Martha LaVerghetta, Property Specialist, FD&O/PREMSENT TO: Library Department - Layinia Gardner, Director Finance and FacilitiesPROJECT NAME: Library Annex - Mil Lake Plaza, Extension Option 2IS ITEM INCLUDED IN CURRENT BUDGET: YES XX NO

BUDGET ACCOUNT NO:

FUND: 1180 DEPT: 320 UNIT: 3200 OBJ: 4410 PROGRAM:

## FIVE YEAR SUMMARY OF FISCAL IMPACT

FISCAL YEARS	2007	2008	2009	2010	2011
CAPITAL EXPENDITURES	_____	_____	_____		
OPERATING COSTS	<u>\$106,589.94</u>	<u>\$146,721.74</u>	<u>\$9,750.00</u>	_____	
EXTERNAL REVENUE	_____	_____			
PROGRAM INCOME (COUNTY)	_____	_____			
IN KIND MATCH (COUNTY)					
NET FISCAL IMPACT	<u>\$106,590</u>	<u>\$146,722</u>	<u>\$9,750</u>	_____	

PROPOSED BCC MEETING DATE: October 17, 2006BAS APPROVED BY: Layinia D. Gardner DATE: 9/19/2006

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ATTACHMENT # 3