

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs (rent)	\$10.00	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$10.00	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No _____

Budget Account No: Fund 0001 Dept 164 Unit 1604 Object 4414
 Program _____

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

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

awillhite 4.3.08
 4/3/08 OFMB *LD* CN
 4/3/08 4/1/08

Dr. J. Jacob 4/14/08
 Contract Development and Control
 4/14/08

B. Legal Sufficiency:

K. J. [Signature] 4/7/08
 Assistant County Attorney

This item complies with current County policies.

C. Other Department Review:

 Department Director

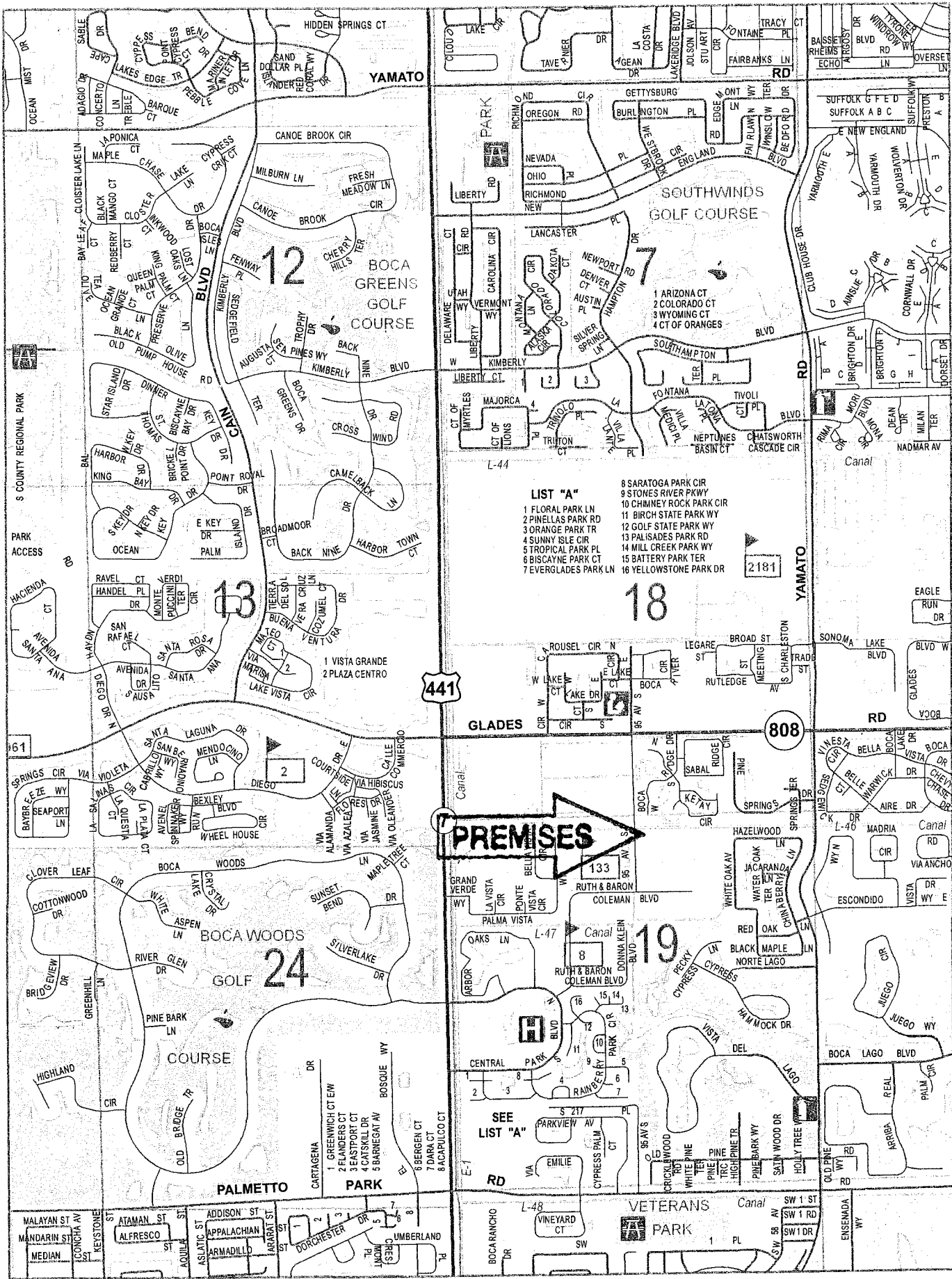
This summary is not to be used as a basis for payment.

T47

40

T47

42



LOCATION MAP

ATTACHMENT # /

Handwritten signature or initials.



April 15, 2008

Certified Mail/
Return Receipt Requested

Barry Podolsky, Campus Director
Jewish Community Facilities Corporation
c/o Jewish Federation of South Palm Beach County, Inc.
9901 Donna Klein Blvd.
Boca Raton, Florida 33428

Re: Notice of Exercise of Option to Extend
Lease Agreement (R2004-0802) dated May 4, 2004

Dear Mr. Podolsky:

The purpose of this letter is to provide notice pursuant to Section 1.03 of the above-referenced Lease Agreement that Palm Beach County is exercising its option to extend the Lease for a term of one year. This is the second of the two (2) one-year extensions allowed under the Lease. Exercising this second and final extension option will extend the Lease for one (1) year from May 4, 2008 through May 3, 2009.

All other terms and conditions of the Lease Agreement shall remain the same.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Assistant County Attorney

By: *Audrey Wolf*
Audrey Wolf, Director
Facilities Development & Operations

cc: Mel Lowell, Executive Vice-President, Jewish Community Facilities Corporation
(Certified Mail/Return Receipt Requested)
Stewart G. Harris, Chair, Jewish Federation of South Palm Beach County

G:\Property Mgmt Section\Out Lease\PBSO Boca JCC\Second Option\Notice to Extend.004.HF app.031708.doc

**Facilities Development &
Operations Department**

**Property & Real Estate
Management Division**

2633 Vista Parkway

West Palm Beach, FL 33411-5605

(561) 233-0200

FAX: (561) 233-0210

www.pbcgov.com/fdo

**Palm Beach County
Board of County
Commissioners**

Addie L. Greene, Chairperson

Jeff Koons, Vice Chair

Karen T. Marcus

Robert J. Kanjian

Mary McCarty

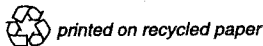
Burt Aaronson

Jess R. Santamaria

County Administrator

Robert Weisman

*"An Equal Opportunity
Affirmative Action Employer"*



ATTACHMENT #2

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 03/10/2008

REQUESTED BY: Nicholas Lambiase, Jr., CPM, Property Specialist, PREM

SENT TO: PBSO – Jim Davis – Director, Administrative Services

PROJECT NAME: Second extension option of the Lease Agreement with Jewish Community Facilities Corporation to lease a 1770 SF house and adjacent land for parking and access at the east side of 95th Avenue and south side of Glades Road in unincorporated Palm Beach County

IS ITEM INCLUDED IN CURRENT BUDGET: YES X NO

BUDGET ACCOUNT NO:

FUND: 0001 DEPT: 164 UNIT: 1604 OBJ: 4414 PROGRAM:

FIVE YEAR SUMMARY OF FISCAL IMPACT

FISCAL YEARS	2008	2009	2010	2011	2012
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____
OPERATING COSTS (rent)	<u>\$10.00</u>	_____	_____	_____	_____
EXTERNAL REVENUE	_____	_____	_____	_____	_____
PROGRAM INCOME (COUNTY)	_____	_____	_____	_____	_____
IN KIND MATCH (COUNTY)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$10.00</u>	_____	_____	_____	_____

PROPOSED BCC MEETING DATE: April 15, 2008

BAS APPROVED BY:  DATE: 3/11/08

James L. Davis, Director
 Dept. of Administrative Services
 Palm Beach County Sheriff's Office

G:\PROPERTY MGMT SECTION\OUT LEASE\PBSO BOCA JCC\SECOND OPTION\BAS.DOC

LANDLORD'S DISCLOSURE OF BENEFICIAL INTERESTS
(REQUIRED BY FLORIDA STATUTES 286.23)

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, Stewart G. Harris, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Chair of Jewish Federation of South Palm Beach County, Inc., a Florida not-for-profit corporation and does hereby certify that the Jewish Community Facilities Corporation, a Florida Non-Profit Corporation (A subsidiary corporation of Federation), (the "Owner") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 9901 DONNA KLEIN BLVD
BOLA RATON, FL 33428

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five Percent (5%) or greater beneficial interest in the Owner and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its lease of the Property.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

STEWART G. HARRIS, Affiant
(Print Affiant Name)

[Signature]
(Sign Affiant Name)

The foregoing instrument was acknowledged before me this 18 day of March, 2008, by Stewart Harris

who is personally known to me or [] who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public



SARAH BITTON
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: March 18, 2011

ATTACHMENT #4

EXHIBIT "A"

PROPERTY

PCN # 00-42-47-19-26-000-0021

LEGAL DESCRIPTION

**RAINBERRY PUD PODS A, B, C
POD B (LESS S 395 FT OF W 300 FT K/A ADULT DAY CARE)**

EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS IN PROPERTY

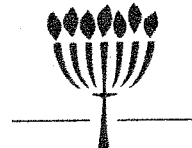
Name JEWISH FEDERATION OF SPBC Address 9901 DONNA KLEIN BLVD BOCA RATON, FL 33428 Percentage of Interest

Landlord is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Landlord must identify individual owners. If, by way of example, Landlord is wholly or partially owned by another entity, such as a corporation, Landlord must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME

ADDRESS

No person or entity holds a 5% or greater Beneficial Interest in Owner.



2007-2008

FEDERATION OFFICERS

CHAIR

Stewart G. Harris

VICE CHAIR, PLANNING &
ALLOCATIONS

Lawrence D. Altschul

VICE CHAIR, CAMPAIGN

Ellen R. Sarnoff

SECRETARY

Albert Gortz, Esq.

VICE CHAIR, JEWISH
COMMUNITY FOUNDATION

Thomas R. Koplan

ASSISTANT SECRETARY

Stephen A. Mendelsohn, Esq.

VICE CHAIR

Cindy Orbach Nimhauser

VICE CHAIR,

WOMEN'S PHILANTHROPY

Anne L. Jacobson

VICE CHAIR

Robin Struhl

VICE CHAIR

Ted Struhl

TREASURER

Michael J. Weinberg

ASSISTANT TREASURER

Stephen U. Winig

PRESIDENT & CEO

William S. Bernstein, MSW

IMMEDIATE PAST CHAIR

Etta Gross Zimmerman

21 March 2008

Property & Real Estate Management
Attn: Ross Hering, Director
2633 Vista Parkway
West Palm Beach, FL 33411

Re: Termination of Lease Agreement R2004-0802 dated 4 May 2004
Between the Jewish Community Facilities Corp. and Palm Beach County


Dear Mr. Hering:

Following up on our discussion, and in accordance with the recent extension of the above referenced lease agreement between Palm Beach County and the Jewish Community Facilities Corporation for occupancy of the existing building as identified in the agreement through 3 May 2009, this letter will serve as formal notification that there will be no further extensions of the term of the lease agreement beyond 3 May 2009 as construction to expand our facilities and campus will commence on or about that time.

Please let me know if you have any inquiries.

It has been a pleasure working with you, and the County's presence on our campus has heightened our security. The sheriff's visibility is and was a big plus.

Sincerely,


Mel Lowell
Executive VP, Operations and Finance
Jewish Federation of South Palm Beach County, Inc., and
Jewish Community Facilities Corp.

CC: Stewart Harris, Chair
William S. Bernstein, President and CEO
Barry Podolsky, Chair, Facilities Board
Rafael Bazan, Facilities Director

HONORING OUR ROOTS. LIVING OUR VALUES. STRENGTHENING OUR FUTURE.

ATTACHMENT # 5

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID P1
JEWIS-3

DATE (MM/DD/YYYY)
03/03/08

PRODUCER
Programs
Sterling & Sterling, Inc.
P.O. Box 9017
Woodbury NY 11797-2002
Phone: 516-487-0300 Fax: 516-487-0372

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Jewish Federation of South
Palm Beach County Inc.
9901 Donna Klein Blvd
Boca Raton FL 33428

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: American Alternative Insurance
INSURER B: Zurich North America
INSURER C:
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ASSIGNED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	CS00217968	03/21/07	03/21/08	EACH OCCURRENCE \$ 1000000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000
B		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	GL03793662	12/17/07	12/17/08	MED EXP (Any one person) \$ 5000
		<input checked="" type="checkbox"/> Participants Liab				PERSONAL & ADV INJURY \$ 1000000
		GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				GENERAL AGGREGATE \$ 1000000
		AUTOMOBILE LIABILITY				PRODUCTS - COM/POP AGG \$ 1000000
		<input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Ea accident) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person) \$
		<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				ALTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN ALTO ONLY - EA ACC \$
		EXCESS/UMBRELLA LIABILITY				AGG \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				EACH OCCURRENCE \$
		<input type="checkbox"/> DEDUCTIBLE				AGGREGATE \$
		<input type="checkbox"/> RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS TOTALER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
		OTHER				E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
Certificate Holder is listed as Additional Insured with respect to General Liability only.

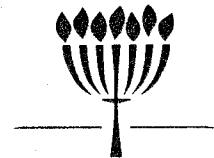
CERTIFICATE HOLDER

CANCELLATION

Palm Beach County Board of Cou
2700 6th Avenue South
Lake Worth FL 33461

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



JEWISH FEDERATION
of South Palm Beach County



TOBY WEINMAN PALCHIK CENTER FOR JEWISH PHILANTHROPY

2007-2008

FEDERATION OFFICERS

CHAIR

Stewart G. Harris

VICE CHAIR, PLANNING &
ALLOCATIONS

Lawrence D. Altschul

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TREASURER

Michael J. Weinberg

ASSISTANT TREASURER

Stephen U. Winig

PRESIDENT & CEO

William S. Bernstein, MSW

IMMEDIATE PAST CHAIR

Etta Gross Zimmerman

March 11, 2008

Palm Beach County Facilities Development & Operations Dept.
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

To Whom It May Concern:

The undersigned, is the incumbent Chair of the Jewish Federation of South Palm Beach County, Inc., a Florida not-for-profit corporation, (Federation), and does hereby certify that the Jewish Community Facilities Corporation (Facilities Corp), a Florida not-for-profit corporation, is a subsidiary corporation of Federation.

Reference is made to the Lease Agreement between Facilities Corp, as Landlord, and Palm Beach County, as Tenant. Federation does hereby certify that Barry Podolsky, the incumbent Chair of Facilities Corp, is authorized to execute the Lease renewal on behalf of Facilities Corp.

Yours truly,

Stewart G. Harris
Chair, Board of Directors, Jewish Federation of South Palm Beach
County, Inc.

NL/nl

cc: Barry Podolsky
Sarah Bitton
Mel Lowell

HONORING OUR ROOTS. LIVING OUR VALUES. STRENGTHENING OUR FUTURE.

Richard and Carole Siemens Jewish Campus
9901 Donna Klein Boulevard, Boca Raton, Florida 33428-1788
Telephone: 561.852.3100 • Fax: 561.852.3150

www.jewishboca.org

Harry & Jeanette Weinberg Center
14620 S. Military Trail, Delray Beach, Florida 33484
Telephone: 561.470.2000 • Fax: 561.470.2001