

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>1.00</u>	<u>1.00</u>	<u>700,000</u>	<u>7,365,000</u>	<u>1.00</u>
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>1.00</u></u>	<u><u>1.00</u></u>	<u><u>700,000</u></u>	<u><u>7,365,000</u></u>	<u><u>1.00</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 4414
 Program _____

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

Pursuant to Section 16.01 of the Lease, the County has the right to terminate the Lease at any time upon ninety (90) days notice to the City. Prior to proceeding with construction of the Head Start Facility, funding for the lease/purchase price will need to be approved by the Board. Otherwise, the County has the right to terminate the Lease.

Consideration by the County for the lease/purchase is \$340,631.24, which was calculated based on the per acre purchase price (\$249,169.44) paid by the City, multiplied by the 2.25 acre portion of the Head Start property purchased by the City, less extraordinary development costs associated with the property of \$220,000. The purchase price may be adjusted based upon \$249,169.44 per acre for the difference between the estimated and final acreage of the Head Start property.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

future funding source planned is BOND REVENUE

[Signature] 4/4/08
 OFMB (MD) CN 4/13/08

[Signature] 4/11/08
 Contract Development and Control
 E. Jones 4/11/08

B. Legal Sufficiency:

[Signature] 4/14/08
 Assistant County Attorney

At the time of CDC's review, the Exhibits to the Lease Agreement were not all available.

C. Other Department Review:

 Department Director

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

Background and Justification: The County's Head Start program in Delray Beach is currently operated in modular units on property leased from the City on the west side of the City's Catherine Strong Park. The County has a plan in place to construct its future permanent Head Start facility at the County's South County Administrative Complex; however, the recent acquisition of 6.02 acres of land by the City has created an opportunity to locate the permanent Head Start facility adjacent to where it is currently located. Locating the permanent Head Start facility on this property rather than the South County Administrative Complex is more desirable to the County because it is closer to the Head Start Program's service area, and more desirable to the City because it maintains the services in the community and it allows the South County Administrative Complex to become available for redevelopment. The current lease with the City for the property where the County's existing Head Start modular buildings are located requires the County to provide ninety (90) days notice of termination of the lease. Within the ninety (90) day termination period, the County, at its sole cost and expense, will remove the modular buildings from the leased premises together with all associated above-ground improvements. The removal of improvements will include the capping and removal of utilities, if necessary. The County Attorney's Office is of the opinion that a Disclosure of Beneficial Interest is not required for transactions between the County and another governmental entity.