

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

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Meeting Date:	June 8, 2010	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

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Department:	Facilities Development & Operations
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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: exercise of the first option to extend the term of the Lease Agreement (R2000-1807) dated October 31, 2000, with the School Board of Palm Beach County for the County's continued use of Lake Shore Middle School Building 9 (gymnasium) and adjacent land.

**Summary:** The County currently leases Lake Shore Middle School Building 9, as well as adjacent land, for various community based youth programs and parking located at 1101 SW Avenue E in Belle Glade. The leased premises are currently used by the Palm Beach County Sheriff's Office for Police Athletic League (PAL) programs and by the Boys and Girls Club of Palm Beach County, Inc. (B&G Club) for after school, weekend and summer programming, pursuant to the terms of a Sublease Agreement (R2001-0656) approved by the Board of County Commissioners on May 1, 2001. The County has leased this facility since 2000 and the current term will expire on October 30, 2010. The Lease Agreement provides for two (2) renewal options, each for a period of five (5) years. This notice of exercise of the option extends the term of the Lease Agreement from October 31, 2010 through October 30, 2015, and provides the School Board with disclosure of Ordinance No. 2009-049 regarding the Office of the Inspector General. The annual rent for this extension period is \$1.00/yr. All other terms of the Lease Agreement remain unchanged. (PREM) District 6 (HJF)

**Background and Justification:** On October 31, 2000, the Board approved the Lease Agreement with the School Board of Palm Beach County for an initial term of ten (10) years expiring on October 30, 2010. The Sublease Agreement with the B&G Club is for a ten (10) year term, which expires on the earlier of the expiration of the Lease Agreement or October 29, 2011. The annual rent for the Sublease Agreement is a \$1.00/yr. The Sublease Agreement provides for the sublet premises to be used by the B&G Club solely for not-for-profit recreational and educational programmatic purposes as specified therein and for the operation of PBSO's PAL Program. Staff intends on negotiating and entering into a new Sublease Agreement with the B&G Club prior to the expiration of its current agreement.

- Attachments:**
- 1. Location Map
  - 2. Option to Extend Letter

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Recommended By:	<u>Annex Wolf</u>	<u>5/15/10</u>
	Department Director	Date
Approved By:	<u>[Signature]</u>	<u>6/1/10</u>
	County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Operating Costs	<u>0.00</u>	<u>\$1.00</u>	<u>\$1.00</u>	<u>\$1.00</u>	<u>\$1.00</u>
External Revenues	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Program Income (County)	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
In-Kind Match (County)	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
NET FISCAL IMPACT	<u>0.00</u> <i>see below</i>	<u>\$1.00</u>	<u>\$1.00</u>	<u>\$1.00</u>	<u>\$1.00</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Is Item Included in Current Budget: Yes X No       

Budget Account No: Fund 0001 Dept 410 Unit 4150 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:

*\* Agreement to be extended for an additional 5 years effective Oct 31, 2010 to Oct 30, 2015*

<u><i>[Signature]</i></u> OFMB <i>5/28/10</i> <i>5/28/10</i> <i>5/28/10</i>	<u><i>[Signature]</i></u> Contract Development and Control <i>5/28/10</i> <i>E Jones 5/28/10</i>
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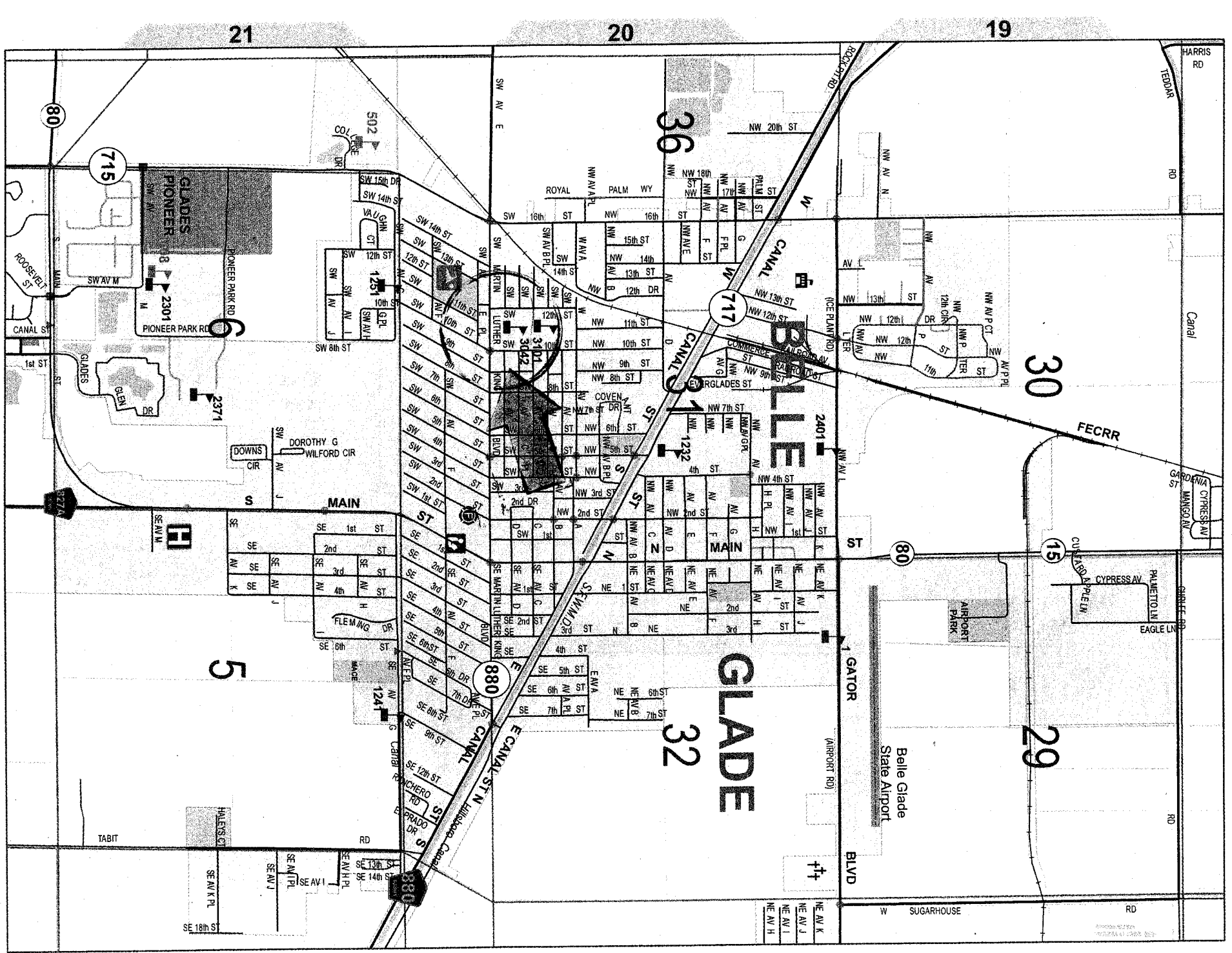
### B. Legal Sufficiency:

*[Signature]* *6/1/10*  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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





Facilities Development &  
Operations Department  
Property & Real Estate  
Management Division

2633 Vista Parkway

West Palm Beach, FL 33411-5605

(561) 233-0217

FAX: (561) 233-0210

www.pbcgov.com/fdo

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Palm Beach County  
Board of County  
Commissioners

Burt Aaronson, Chair

Karen T. Marcus, Vice Chair

Jeff Koons

Shelley Vana

Steven L. Abrams

Jess R. Santamaria

Priscilla A. Taylor

County Administrator

Robert Weisman

"An Equal Opportunity  
Affirmative Action Employer"



printed on recycled paper

June 8, 2010

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Kristin Garrison, Director  
Department of Facilities Planning  
3320 Forest Hill Boulevard, Bldg. C-110  
West Palm Beach, Florida 33406-5813

Re: Exercise of Option to Extend Lease Agreement (R2000-1807)  
dated October 31, 2000, by and between the School Board of  
Palm Beach County, ("Landlord"), and Palm Beach County

Dear Ms. Garrison:

Pursuant to the provisions of Section 2B. of the above-referenced Lease Agreement, Palm Beach County is hereby exercising its option to extend the term of said Lease Agreement for an additional period of five (5) years, effective October 31, 2010 through October 30, 2015.

Except for the extension of the term, all other terms and conditions of the Lease Agreement shall remain unmodified and in full force and effect, and are hereby ratified and confirmed.

Please be advised that pursuant to Ordinance No. 2009-049, Palm Beach County has established the Office of the Inspector General, which is authorized and empowered to review past, present and proposed County contracts, transactions, accounts and records. All parties doing business with the County shall fully cooperate with the Inspector General. The Inspector General has the power to subpoena witnesses, administer oaths, require the production of records, and to audit, investigate, monitor, and inspect the activities of the School Board of Palm Beach County, its officers, agents, employees, and lobbyists in order to ensure compliance with the terms of the Lease Agreement and to detect waste, corruption and fraud.

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**Attachment 2**

**ATTEST:**

**SHARON R. BOCK**  
**CLERK & COMPTROLLER**

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

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

**BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Burt Aaronson, Chair

**APPROVED AS TO FORM**  
**AND LEGAL SUFFICIENCY:**

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

**APPROVED AS TO TERMS AND**  
**CONDITIONS:**

By: Ann May Wolf  
Department Director