

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

**Meeting Date:** June 19, 2012       **Consent**       **Regular**  
 **Ordinance**       **Public Hearing**

**Department:** Facilities Development & Operations

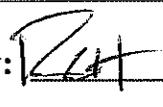
**I. EXECUTIVE BRIEF**

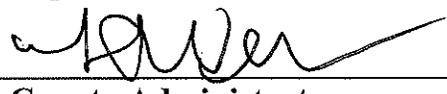
**Motion and Title: Staff recommends motion to receive and file:** a notice of exercise of the second extension option under the Lease Agreement (R2002-1464) with Verizon Wireless Personal Communications L.P. for the continued use of six (6) wireless communication antennas located on the roof top of the Southern Region Water Reclamation Facility in Boynton Beach.

**Summary:** Since August 20, 2002, Verizon Wireless Personal Communications L.P. (Verizon) has operated and maintained six (6) wireless communication antennas and radio equipment on the rooftop of the Southern Region Water Reclamation Facility located at 12751 Hagen Ranch Road in Boynton Beach. The initial term of the Lease Agreement was for five (5) years ending on August 19, 2007, and contained five (5) extension options, each for a period of five (5) years. Exercise of the first option extended the term of the Lease from August 20, 2007, through August 19, 2012. Verizon is exercising its second five (5) year extension option for the period of August 20, 2012 through August 19, 2017. The annual rent will be increased by three percent (3%) from \$40,317.50 to \$ 41,527.03 effective August 20, 2012. The Water Utilities Department is satisfied with Verizon's performance. Pursuant to the terms of the Lease Agreement, Verizon has the right to exercise its option and the Board has no discretionary authority to not allow the exercise of the option. Three (3) five (5) year options remain available to Verizon. All other terms and conditions of the Lease Agreement will remain in full force and effect. **(PREM) District 5 (HJF)**

**Background and Justification:** The Lease Agreement with Verizon was approved on August 20, 2002, (R2002-1464). Verizon exercised the first option on August 21, 2007 (R2007-1316), extending the term of the Lease Agreement through August 19, 2012. Exercise of this second extension option will extend the term through August 19, 2017. Verizon is an entity registered with the Federal Securities Exchange Commission whose interest is for sale to the general public. Florida Statutes does not require that a Disclosure of Beneficial Interests be obtained.

- Attachments:**
- 1. Location Map
  - 2. Option to Extend Letter
  - 3. Budget Availability Statement

**Recommended By:**  Arminy Wolf      5/25/12  
Department Director      Date

**Approved By:**       6/19/12  
County Administrator      Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	<\$41,527.03>	<\$42,772.84>	<44,056.03>	<\$45,377.71>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	<41,527.03>	<\$42,772.84>	<\$44,056.03>	<\$45,377.71>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes  No  X

Budget Account No: Fund 4000 Dept 720 Unit 4200 Object 6225  
 Program \_\_\_\_\_

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

C. Departmental Fiscal Review: \_\_\_\_\_ *W 5-31-12*

**III. REVIEW COMMENTS**

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

OFMB *[Signature]* 4/8/2012  
*also 6/14*  
*6/6/12*

Contract Development and Control *[Signature]* 6/13/12  
*6-13-12 S. Wheely*

**B. Legal Sufficiency:**

*[Signature]* 6/13/12  
 Assistant County Attorney

**C. Other Department Review:**

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

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



Via Federal Express 4557 9066 1860

February 20, 2012

Palm Beach County Florida  
Property & Real Estate Management  
Attention: Director  
2633 Vista Parkway  
West Palm Beach, FL 33411



Verizon Wireless  
777 NW 51st ST  
STE 600  
Boca Raton, FL 33431

Phone 561 995-5500

Re: NOTICE TO RENEW – Lease Agreement dated August 20, 2002, by and between Verizon Wireless Personal Communications LP d/b/a Verizon Wireless and Palm Beach County, Florida for the use of the property identified below (the "Agreement")

To Whom It May Concern:

This letter serves as notification that Verizon Wireless wishes to exercise its right to extend the Agreement for an additional term, which shall commence on August 20, 2012 and continue through August 19, 2017.

In addition, Verizon Wireless would like to formally acknowledge the notification of the creation, and powers of, the Office of the Inspector General. Should you have any questions regarding this notice please call Network Real Estate at 866-862-4404.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramesh Toolsie".

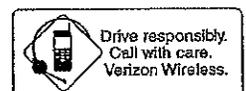
Ramesh Toolsie  
Director, Network Engineering  
Verizon Wireless

cc: Palm Beach County Florida  
Attn: County Attorney  
301 North Olive Avenue, Suite 601  
West Palm Beach, FL 33401  
Via Federal Express 4557 9066 1871

**PROPERTY:**  
VZW Site Name:  
Contract #:  
Site Address:

PALM BEACH COUNTY WATER  
51846  
12751 Hagen Ranch Road Boynton

Palm Beach County Florida  
Water Utilities Department  
Attn: Director  
2065 Prairie Road  
West Palm Beach, FL 33406  
Via Federal Express 4557 9066 1882



## BUDGET AVAILABILITY STATEMENT

REQUEST DATE: May 3, 2012      REQUESTED BY: Richard C. Bogatin      PHONE: 561-233-0214  
 FAX: 561-233-0210

PROJECT TITLE: Verizon Wireless at SRWRF Boynton Option 2 of 5      PROJECT NO.: 2012-5.002

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$40,317.50>	<\$41,527.03>	<\$43,772.84>	<\$44,056.03>	<\$45,377.71>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>&lt;\$40,317.50&gt;</u>	<u>&lt;\$41,527.03&gt;</u>	<u>&lt;\$43,772.84&gt;</u>	<u>&lt;\$44,056.03&gt;</u>	<u>&lt;\$45,377.71&gt;</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

*\*\* By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

BUDGET ACCOUNT NUMBER      **REV SWACE**  
 FUND: 4000    DEPT: 720    UNIT: 4200    ~~OBJ: 6225~~    SUB OBJ:

ENCUMBRANCE NUMBER:

IS ITEM INCLUDED IN CURRENT BUDGET: YES  X  NO \_\_\_\_\_

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)

- Ad Valorem (source/type: \_\_\_\_\_)
- Non-Ad Valorem (source/type: outside revenue)
- Grant (source/type: \_\_\_\_\_)
- Park Improvement Fund (source/type: \_\_\_\_\_)
- General Fund       Operating Budget       Federal/Davis Bacon
- \_\_\_\_\_       \_\_\_\_\_       \_\_\_\_\_

SUBJECT TO IG FEE? YES \_\_\_\_\_ NO  X

Department: WATER UTILITIES

BAS APPROVED BY: [Signature]      DATE: 5/4/12



# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
06/22/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Aon Risk Services Northeast, Inc. Parsippany NJ Office 10 Lanidex Center West P.O. Box 608 Parsippany NJ 07054-0608 USA	<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (866) 283-7122      FAX (A/C. No.): (847) 953-5390		
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b> Cellco Partnership dba Verizon Wireless 180 Washington Valley Road Bedminster NJ 07921 USA	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> National Union Fire Ins Co of Pittsburgh		19445
	<b>INSURER B:</b> New Hampshire Ins Co		23841
	<b>INSURER C:</b> Illinois National Insurance Co		23817
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
<b>INSURER F:</b>			

Holder Identifier :

**COVERAGES**      **CERTIFICATE NUMBER: 570042881557**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		2449475	06/30/2011	06/30/2012	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		CA3506323 AOS CA3506325 MA CA3506324 VA	06/30/2011	06/30/2012	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION					EACH OCCURRENCE AGGREGATE
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	015883656 AOS 020342910 MA, MI, MN, NY, WI, WV	06/30/2011	06/30/2012	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

Certificate No : 570042881557

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
RE: C# 51846, Site Name: Palm Beach County Reclamation Facility, Site address: 12751 Hagen Ranch Road, Boynton, FL, Palm Beach County, Florida, Palm Beach County Board of County Commissioners, a Political Suidivision of the State of Florida, its Officers, Employees and Agents are included as Additional Insured, where required by written contract, except for workers Compensation and Employers Liability. waiver of Subrogation, in favor of the certificate holder, applies to the General Liability and workers Compensation policies.

<b>CERTIFICATE HOLDER</b>  Palm Beach County, Florida C/O Property & Real Estate Management Division- Attn: Director 2633 Vista Parkway West Palm Beach FL 33411-5605 USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>  
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**ENTITY INFORMATION**

Full Legal Name of Entity: Verizon Wireless Personal Communications L.P.

Entity Address: 777 NW 51<sup>st</sup> Street Suite 600, Boca Raton, FL 33431

State of Incorporation/Formation: Delaware

Type of Entity (Corp., Gen. or Ltd. Partnership, etc.): Limited Partnership

Date Incorporated/Formed/Qualified to do Business: 11/27/1995

President: \_\_\_\_\_

Vice President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer : \_\_\_\_\_

Directors/General Partner/Partners/Members: Publicly Traded Registered with Federal Securities Exchange Commission.

Active: YES X

NO \_\_\_\_\_

Florida Corporation:

Qualified to do Business in Florida:  
(only applicable to Non-Florida Entities)

YES \_\_\_\_\_

YES X

NO X

NO \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Verizon Wireless  
One Verizon Way  
Basking Ridge, NJ 07920-1097

**VERIZON WIRELESS PERSONAL COMMUNICATIONS LP**  
**d/b/a VERIZON WIRELESS**

**ASSISTANT SECRETARY'S CERTIFICATE**

I, Karen M. Shipman, do hereby certify that I am a duly elected, qualified and acting Assistant Secretary of Verizon Wireless Personal Communications LP, a Delaware limited partnership, and as such I am authorized to execute this certificate. In such capacity, I further certify that:

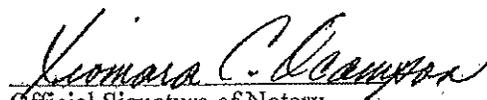
Ramesh Toolsie, Director-Network, is duly appointed, qualified and acting under delegated authority to sign on behalf of and bind the Partnership, Verizon Wireless Personal Communications LP d/b/a Verizon Wireless.

Dated: August 30, 2011

  
Karen M. Shipman  
Assistant Secretary

Witness my hand and official seal, this 30<sup>th</sup> day of August, 2011.

(Official Seal)

  
Official Signature of Notary

**XIOMARA C. OCAMPOS**  
NOTARY PUBLIC  
NEW JERSEY  
Commission Expires 8/11/2015

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**



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## Detail by Entity Name

### Foreign Limited Partnership

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP

### Filing Information

**Document Number** B95000000424  
**FEI/EIN Number** 752681333  
**Date Filed** 11/27/1995  
**State** DE  
**Status** ACTIVE  
**Last Event** LP AMENDMENT  
**Event Date Filed** 05/08/2008  
**Event Effective Date** NONE

### Principal Address

1 VERIZON WAY  
BASKING RIDGE NJ 07920  
Changed 04/05/2007

### Mailing Address

PO BOX 867  
MONSEY NY 10952  
Changed 03/16/2011

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND RD  
PLANTATION FL 33324 US  
Name Changed: 10/10/2008  
Address Changed: 10/10/2008

### General Partner Detail

**Name & Address**  
Document Number M01000001564  
VERIZON WIRELESS SOUTH AREA LLC  
ONE VERIZON PLACE  
ALPHARETTA GA 30004

### Annual Reports

**Report Year Filed Date**  
2010      04/27/2010

**2012 LIMITED PARTNERSHIP ANNUAL REPORT**

DOCUMENT# B95000000424

FILED  
Mar 20, 2012  
Secretary of State

Entity Name: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP

**Current Principal Place of Business:**

1 VERIZON WAY  
BASKING RIDGE, NJ 07920

**New Principal Place of Business:**

**Current Mailing Address:**

PO BOX 867  
MONSEY, NY 10952

**New Mailing Address:**

FEI Number: 75-2681333

FEI Number Applied For ( )

FEI Number Not Applicable ( )

Certificate of Status Desired ( )

**Name and Address of Current Registered Agent:**

CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND RD  
PLANTATION, FL 33324 US

**Name and Address of New Registered Agent:**

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**GENERAL PARTNER INFORMATION:**

Document #: M01000001564  
Name: VERIZON WIRELESS SOUTH AREA LLC  
Address: ONE VERIZON PLACE  
City-St-Zip: ALPHARETTA, GA 30004

**ADDRESS CHANGES ONLY:**

Address:  
City-St-Zip:

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

SIGNATURE: KAREN SHIPMAN

SEC

03/20/2012

\_\_\_\_\_ Electronic Signature of Signing General Partner

\_\_\_\_\_ Date