

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

| | | |
|------------------------------------|--|--|
| Meeting Date: June 19, 2012 | <input checked="" type="checkbox"/> Consent | <input type="checkbox"/> Regular |
| | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Public Hearing |

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

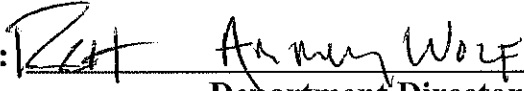

Motion and Title: Staff recommends motion to receive and file: a notice of exercise of the second extension option under the Lease Agreement (R2002-1464) with Verizon Wireless Personal Communications L.P. for the continued use of six (6) wireless communication antennas located on the roof top of the 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: |  | 5/25/12 |
| | Department Director | Date |
| Approved By: |  | 6/12/12 |
| | 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) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | _____ | <41,527.03> | <\$42,772.84> | <\$44,056.03> | <\$45,377.71> |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |

Is Item Included in Current Budget: Yes X No _____

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: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB

Contract Development and Control

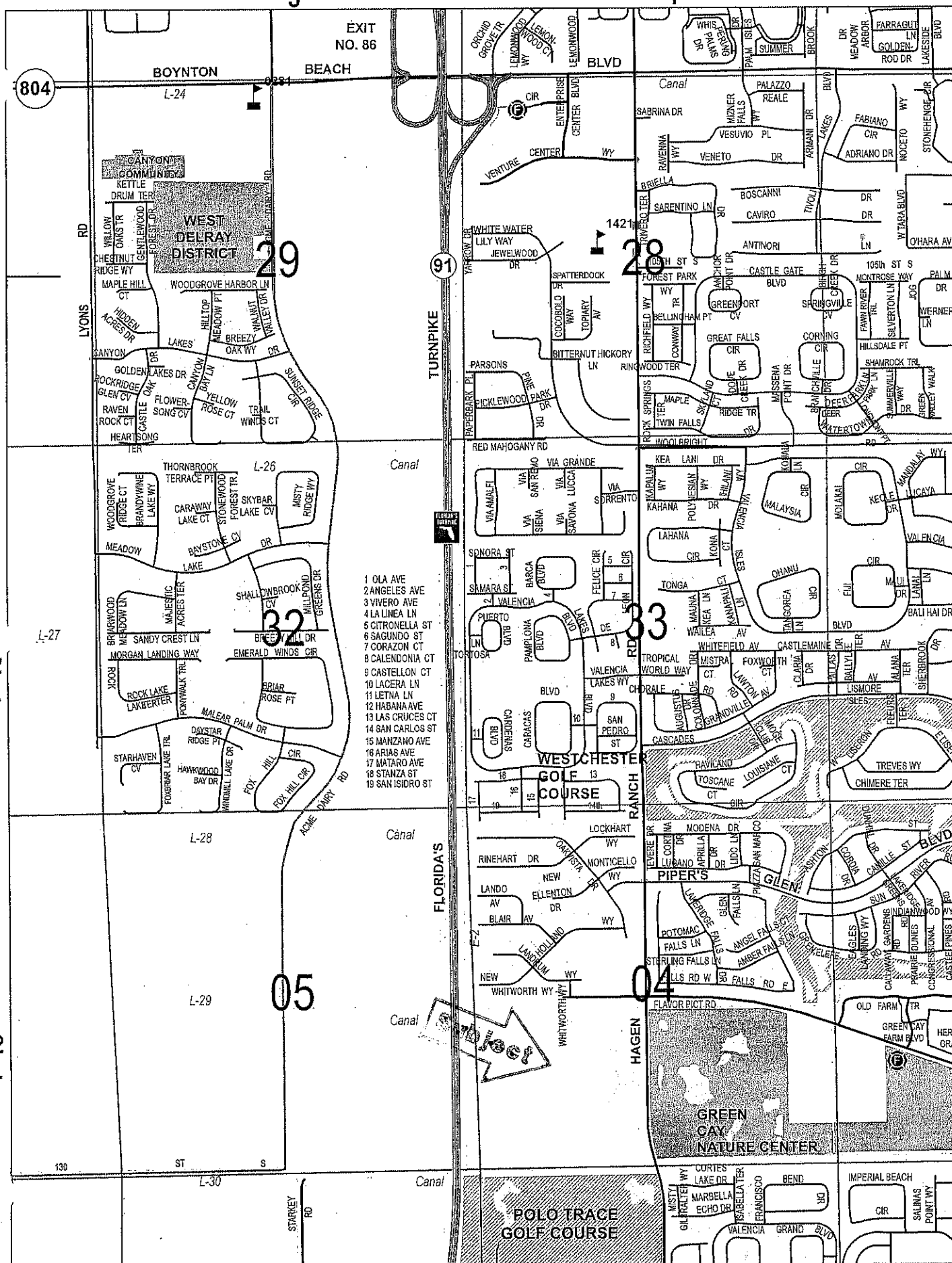
B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

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



LOCATION MAP

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 "R. Toolsie", written over a horizontal line.

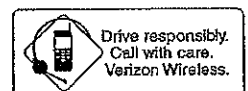
Ramesh Toolsie
Director, Network Engineering
Verizon Wireless

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

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

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

PALM BEACH COUNTY WATER
51846
12751 Hagen Ranch Road Boynton



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) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | <\$40,317.50> | <\$41,527.03> | <\$43,772.84> | <\$44,056.03> | <\$45,377.71> |
| # 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

REVSOURCE

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 Reven)
- ☐ 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).

PRODUCER
Aon Risk Services Northeast, Inc.
Parsippany NJ Office
10 Lanidex Center West
P.O. Box 608
Parsippany NJ 07054-0608 USA

CONTACT
NAME:
PHONE
(A/C. No. Ext): (866) 283-7122 FAX
(A/C. No.): (847) 953-5390
E-MAIL
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
Cellco Partnership dba Verizon Wireless
180 Washington Valley Road
Bedminster NJ 07921 USA

INSURER A: National Union Fire Ins Co of Pittsburgh 19445
INSURER B: New Hampshire Ins Co 23841
INSURER C: Illinois National Insurance Co 23817
INSURER D:
INSURER E:
INSURER F:

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 | GENERAL LIABILITY | | 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 |
| | <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 | | | | | |
| A | AUTOMOBILE LIABILITY | | CA3506323 AOS | 06/30/2011 | 06/30/2012 | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 |
| A | <input checked="" type="checkbox"/> ANY AUTO | | CA3506325 MA | 06/30/2011 | 06/30/2012 | BODILY INJURY (Per person) |
| A | <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS | | CA3506324 VA | 06/30/2011 | 06/30/2012 | BODILY INJURY (Per accident) |
| | <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | PROPERTY DAMAGE (Per accident) |
| | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR | | | | | EACH OCCURRENCE |
| | <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE | | | | | AGGREGATE |
| | <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION | | | | | |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | 015883656 AOS | 06/30/2011 | 06/30/2012 | <input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTHER |
| B | ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N N | 020342910 MA, MI, MN, NY, WI, WV | 06/30/2011 | 06/30/2012 | E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000 |

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.

CERTIFICATE HOLDER

CANCELLATION

Palm Beach County, Florida
C/O Property & Real Estate Management
Division- Attn: Director
2633 Vista Parkway
West Palm Beach FL 33411-5605 USA

RECEIVED

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570042881557

ENTITY INFORMATION

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

Entity Address: 777 NW 51st 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:

YES _____

NO X

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

YES 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:

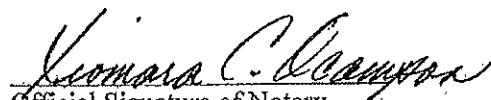
Ramesh Toolsie, Director-Network, is duly appointed, qualified and acting under delegated authority to sign on behalf of and bind the Partnership, Verizon Wireless Personal Communications LP d/b/a Verizon Wireless.

Dated: August 30, 2011




Karen M. Shipman
Assistant Secretary

Witness my hand and official seal, this 30th 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 | |  | |  | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------------|---|-----------------------------------|---|----------------------|-----------------|--------------|----------------|-----------|------------|------------|-------|----|--------|--------|------------|--------------|------------------|------------|----------------------|------|-------------|------------|------|------------|
| Home | Contact Us | E-Filing Services | Document Searches | Forms | Help | | | | | | | | | | | | | | | | | | | | |
| Previous on List | Next on List | Return To List | | Entity Name Search | | | | | | | | | | | | | | | | | | | | | |
| Events | Name History | | | <input type="button" value="Submit"/> | | | | | | | | | | | | | | | | | | | | | |
| <h2>Detail by Entity Name</h2> <h3>Foreign Limited Partnership</h3> <p>VERIZON WIRELESS PERSONAL COMMUNICATIONS LP</p> <h3>Filing Information</h3> <table><tr><td>Document Number</td><td>B95000000424</td></tr><tr><td>FEI/EIN Number</td><td>752681333</td></tr><tr><td>Date Filed</td><td>11/27/1995</td></tr><tr><td>State</td><td>DE</td></tr><tr><td>Status</td><td>ACTIVE</td></tr><tr><td>Last Event</td><td>LP AMENDMENT</td></tr><tr><td>Event Date Filed</td><td>05/08/2008</td></tr><tr><td>Event Effective Date</td><td>NONE</td></tr></table> <h3>Principal Address</h3> <p>1 VERIZON WAY BASKING RIDGE NJ 07920 Changed 04/05/2007</p> <h3>Mailing Address</h3> <p>PO BOX 867 MONSEY NY 10952 Changed 03/16/2011</p> <h3>Registered Agent Name & Address</h3> <p>CT CORPORATION SYSTEM 1200 SOUTH PINE ISLAND RD PLANTATION FL 33324 US Name Changed: 10/10/2008 Address Changed: 10/10/2008</p> <h3>General Partner Detail</h3> <h4>Name & Address</h4> <p>Document Number M01000001564 VERIZON WIRELESS SOUTH AREA LLC ONE VERIZON PLACE ALPHARETTA GA 30004</p> <h3>Annual Reports</h3> <table><tr><td>Report Year</td><td>Filed Date</td></tr><tr><td>2010</td><td>04/27/2010</td></tr></table> | | | | | | 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 | Report Year | Filed Date | 2010 | 04/27/2010 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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