

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: July 2, 2013       Consent       Regular  
    Ordinance       Public Hearing

Department: Department of Economic Sustainability

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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: a Release of Restrictions to Western Palm Beach County Mental Health Clinic, Inc. (WPBCMHC) in exchange for the receipt of \$7,203.85.

**Summary:** In 1999, WPBCMHC purchased the property for \$900,000 with a loan from the United States Department of Agriculture (USDA) who secured their \$800,000 loan with a first mortgage. On October 22, 2002, the County entered into an Agreement (R2002-1880) with the WPBCMHC to provide \$42,700 in Community Development Block Grant (CDBG) funds for the rehabilitation of their facility at 408 Dr. Martin Luther King, Jr. Boulevard East in Belle Glade. On September 23, 2003, Amendment No. 001 (R2003-1548) was executed to provide a time extension for the project and increase project funding by \$40,000 in CDBG funds. The amount expended on rehabilitation was secured by a Declaration of Restrictions encumbering the property for a ten (10) year period which expires on December 31, 2013. In 2005, WPBCMHC ceased their operations due to loss of State funding. Thereafter, mental health services were provided from this facility by the Jerome Golden Center (fka Oakwood Center) who leased the facility from WPBCMHC until December 2011 and who is now providing services at another location in Belle Glade. The property has remained vacant since December 2011. WPBCMHC is now in default on its first mortgage and a short sale of the property has been proposed. USDA last appraised the property in November 2010 at which time the value was \$209,500. They have indicated that the property continues to deteriorate and its present value is estimated at \$40,000 to \$50,000 which is the anticipated short sale amount which has been approved by USDA. Upon closing on the sale, the County would receive \$7,203.85 from the proceeds in exchange for releasing the encumbrance created by the Declaration of Restrictions. Staff recommends the acceptance of \$7,203.85 in exchange for the issuance of a Release of Restrictions. These are Federal CDBG funds which require no local match. (DES Contract Development) District 6 (TKF)

**Background and Justification:** The CDBG funds expended by the County were used for air conditioning, flooring, and parking lot improvements at the facility which housed the administrative offices and outpatient services clinic of WPBCMHC. At the time, WPBCMHC was the primary provider of behavioral health services in western Palm Beach County.

**Attachments:**

- 1. Location Map
- 2. Release of Restrictions

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Recommended By: *Eduard W. Pompl*      *6/11/2013*  
   Department Director      Date

Approved By: *Sharon [Signature]*      *6/19/13*  
   Assistant County Administrator      Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income	(\$7,204)				
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>(\$7,204)</b>				

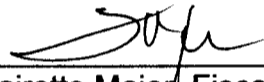
# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
 Budget Account No.:

Fund 1101 Dept 143 Unit 1431 RSRC 6999 Program Code/Period BG03/GY11


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

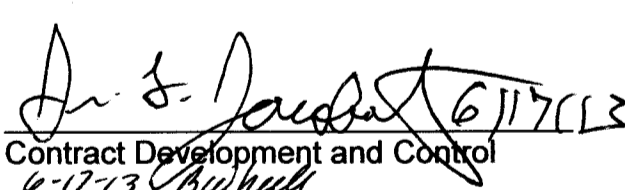
Approval of this agenda item will provide \$7,203.85 in program income to the Department of Economic Sustainability.

C. Departmental Fiscal Review:  6-11-13  
 Shairette Major, Fiscal Manager I

**III. REVIEW COMMENTS**

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

 6/17/2013  
 OFMB 6/14 6/13

 6/17/13  
 Contract Development and Control 6-17-13 Bushnell

**B. Legal Sufficiency:**

 6/18/13  
 Chief Assistant County Attorney

**C. Other Department Review:**

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

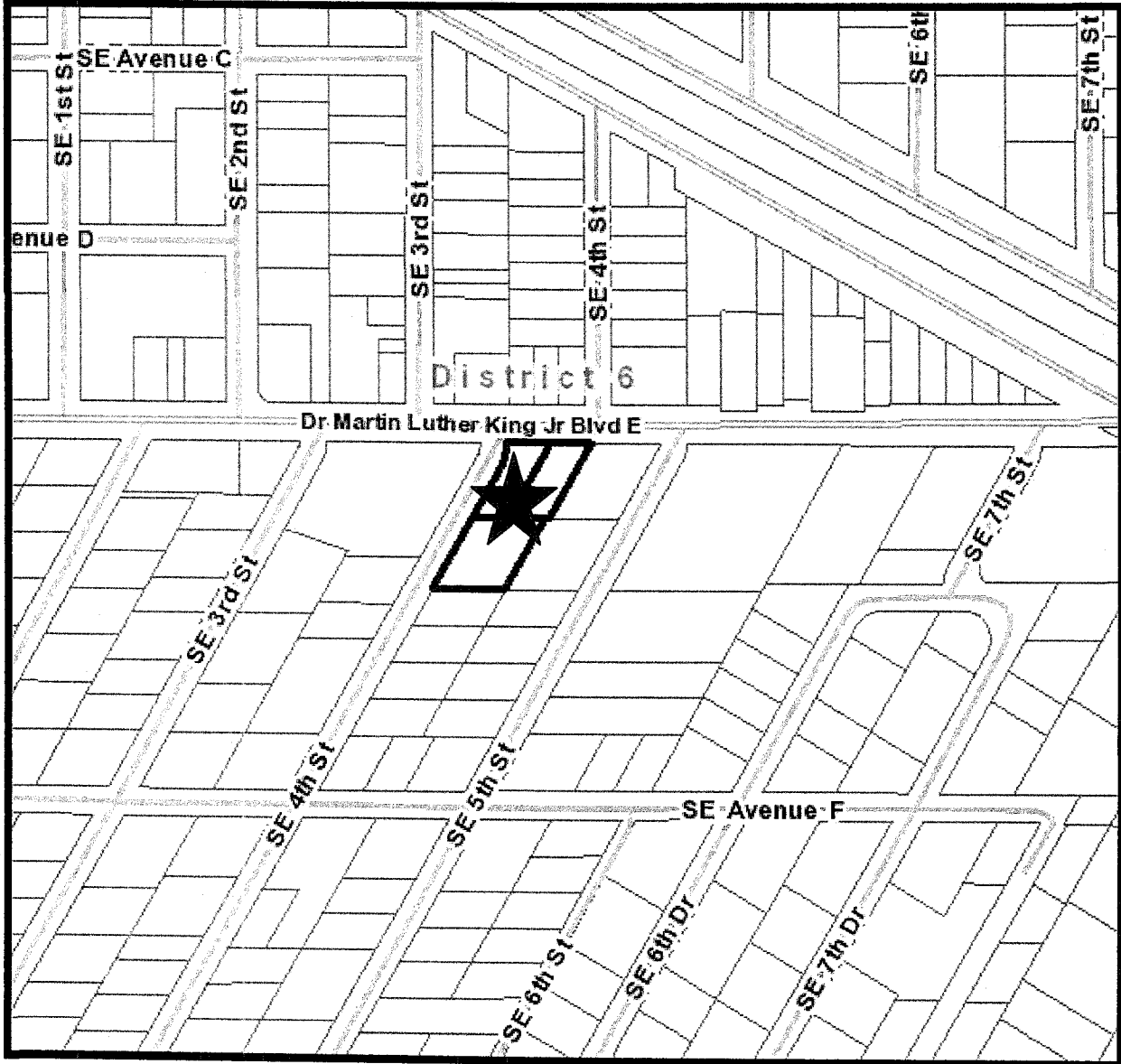
**LOCATION MAP**



**Western Palm Beach County Mental Health Clinic, Inc.**



**408 Dr. Martin Luther King, Jr., Boulevard, East, Belle Glade, FL 33430**



Prepared by: Tammy K. Fields  
Chief Assistant County Attorney  
Return to:  
Palm Beach County  
Department of Economic Sustainability  
100 Australian Avenue, Suite 500  
West Palm Beach, Florida 33406  
Attention: Amin Houry  
PCN: 04-37-43-41-08-001-0011  
04-37-43-41-08-000-0020  
04-37-43-41-08-000-0010

**RELEASE OF RESTRICTIONS**

Palm Beach County, Florida, the owner and holder of a certain Declaration of Restrictions executed by Western Palm Beach County Mental Health Clinic, Inc., to the Palm Beach County Board of County Commissioners bearing the date of June 8, 2004, recorded in Official Records Book 17177 at page 1688, of the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, in consideration of funding in the amount of Seventy-Two Thousand Thirty-Eight and 51/100 Dollars (\$72,038.51), and containing certain conditions, restrictions, promises, and obligations, made by the grantor of said Declaration of Restrictions in connection with the property situate in said county and state, and described as follows, to wit:

**PARCEL 1:** The Westerly one-half of Lot 1A of the REPLAT OF THIRD HOLLOWAY ADDITION, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 18, Page 97, said parcel of land being described as: Commence at the Northwest corner of said Lot 1A and go East along the North Boundary line of said Lot a distance of 133.06 feet; thence go Southwesterly along a line parallel to the Westerly Boundary Line of said Lot a distance of 150 feet; thence go West along the South Boundary Line of said Lot a distance of 133.1 feet, more or less, to the Southwest corner of said Lot; thence go Northeasterly along the Westerly Boundary Line of said Lot a distance of 150 feet to the Northwest corner of said Lot, the point of beginning.

**PARCEL 2:** Lot 2 and the Westerly one-half of Lot 3 of REPLAT OF THIRD HOLLOWAY ADDITION to Belle Glade, Florida according to the Plat thereof recorded in Plat Book 18, Page 97, of the Public Records of Palm Beach County, Florida, excepting therefrom that part thereof previously conveyed to the State of Florida for road right-of-way by Special Warranty Deed recorded in Official Record Book 244, Page 662, Public Record of Palm Beach County, Florida.

**PARCEL 3:** Lot 1, REPLAT OF THIRD HOLLOWAY ADDITION to the Town of Belle Glade, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 18, Page 97, LESS that part thereof previously conveyed for road right-of-way by deed recorded in Official Record Book 258, Page 444, Public Records of Palm Beach County, Florida.

acknowledges receipt of reimbursement commensurate with the value of the remainder of the term of the restrictions, and does hereby release the above stated Declaration of Restrictions.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

PALM BEACH COUNTY, FLORIDA, a  
Political Subdivision of the State of Florida

ATTEST:  
SHARON R. BOCK  
CLERK & COMPROLLER

BOARD OF COUNTY COMMISSIONERS

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

By: \_\_\_\_\_  
Steven L. Abrams, Mayor

Approved as to Form and  
Legal Sufficiency

Approved as to Terms and Conditions  
Department of Economic Sustainability

By: \_\_\_\_\_  
Tammy K. Fields  
Chief Assistant County Attorney

By: \_\_\_\_\_  
Sherry Howard, Deputy Director