

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

<b>Meeting Date:</b>	<b>June 23, 2015</b>	<input checked="" type="checkbox"/> <b>X</b> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>
		<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Public Hearing</b>

**Department: Facilities Development & Operations**

## **I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to:

**A) adopt** a Resolution authorizing a Lease Agreement with The Center For Youth Activities, Inc., a Florida non-profit corporation (Center) for the continued use of 5,080 SF of buildings in the County's Boca Veterans Park located at 9400 Palmetto Park Rd at an annual rate of \$10.00; and

**B) approve a Lease Agreement with the Center.**

**Summary:** Since 1994, Center has occupied space and provided after-school program services to school aged children in two buildings at Palm Beach County's Boca Veterans Park located at 9400 Palmetto Park Road in Boca Raton. The current Lease (R2000 -1061) will expire on July 31, 2015, and Center has requested an extension. A new lease is being entered into to incorporate various standard terms required by County policy. The term of this Lease is for one year commencing on August 1, 2015, through, July 31, 2016, after which it will automatically renew for successive one (1) year periods. Either party may terminate the Lease upon 60 days written notice. Parks will continue to have administrative responsibility for this Lease. **(PREM) District 5 (HJF)**

**Background and Justification:** On November 1, 1994, the Board approved a lease agreement permitting the Center to operate a youth center to provide after-school program services to school aged children and provide other youth related services and activities in the South County area. The current lease dated July 25, 2000 (R2000-1061) was for 10 years and provided for one (1) option to extend for five (5) years. On October 21, 2003, (R2003-1748) the lease was amended to allow Center to construct an additional 3400 SF building and extended the term for ten (10) years commencing on August 1, 2005 and expiring on July 31, 2015. Due to the number of revisions necessary to update the agreement to meet new County standards, a determination was made to enter into a new lease. Parks supports the Center's request to continue to operate at Boca Veterans Park and the terms of this Lease.

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**Attachments:**

1. Location Map
2. Resolution
3. Lease Agreement
4. Disclosure of Beneficial Interest

**Recommended By:**

Rel

Armen Wolf  
Department Director

5/29/15  
Date

**Approved By:**

  
County Administrator

6/10/18  
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures					
Operating Costs					
External Revenues	(\$10.00)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(\$10.00)	\$-0-	\$-0-	\$-0-	\$-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes No

Budget Account No: Fund 0001 Dept 580 Unit 5110 Object 4902  
Program

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

Fixed Asset Number: n/a

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB 5/10/15  
6/3  
Contract Development and Control 6/8/15  
6/9/15

B. Legal Sufficiency:

Assistant County Attorney 6/10/15

C. Other Department Review:

Department Director

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

**Background and Justification Continued:** Parks relocated the VFW to an enclosed a picnic pavilion within the Park and leased the 1680 SF modular to Center. Center renovated the modular, commenced operations and in 2003 constructed an adjacent 3,400 SF building at an estimated cost of \$400,000. The term of this Lease is for one year commencing on August 1, 2015, through July 31, 2016, after which it will automatically renew for successive one year periods. Center is responsible for phone services, providing insurance, interior painting, interior pest control, interior and exterior structural maintenance, plumbing and electric systems, trash disposal, water/sewer and electric utilities, taxes and all assessments against the premises, and maintaining its equipment and personal property. The County is responsible for grounds maintenance.

State Statutes do not require a Disclosure of Beneficial Interests be obtained when the County leases property to a tenant; however, Staff has requested a disclosure. Center is a Florida not for profit corporation and has provided a Disclosure of Beneficial Interests as Attachment 4 identifying itself as a 501(c)(3) organization with no individuals or entities having a beneficial interest in the Center's assets.