

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

---

**Meeting Date:** August 15, 2017       **Consent**       **Regular**  
 **Ordinance**       **Public Hearing**

---

**Department:** Facilities Development & Operations

---

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: exercise of the first option to extend the term of the Lease Agreement (R97-2126D) dated December 16, 1997, as amended, with GC Skees Industrial, LLC, for the County’s continued use of 6,000 SF of office and warehouse space for the Palm Beach County Sheriff’s Office at an annual rate of \$72,540 (\$6,045/month).

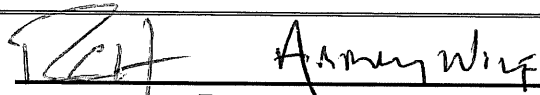
**Summary:** Since January 1, 1998, the County has leased office and warehouse space at 1438 Skees Road in West Palm Beach for the Palm Beach County Sheriff’s Office. The current term of the Lease Agreement, as amended, is due to expire on December 31, 2017, and provides for two (2) one (1) year options to extend. This option will extend the term of the Lease Agreement for one (1) year, from January 1, 2018, through December 31, 2018, and increase the annual rent four percent (4%) from \$69,780/yr. (\$11.63/SF) to \$72,540/yr. (\$12.09/SF). All other terms of the Lease Agreement remain unchanged. PREM will continue to have administrative responsibility of the Lease Agreement. **(PREM) District 2 (HJF)**

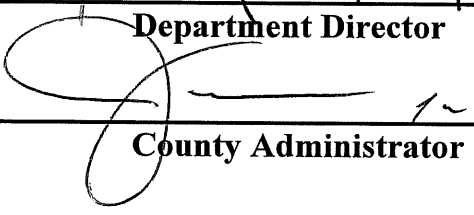
**Background and Justification:** On December 16, 1997 (R97-2126D), the Board approved the Lease Agreement with C&D Development for a period of one (1) year with two (2) options to extend, each for a period of one (1) year. The Board has since approved various amendments (R99-1641, R2002-2267, R2007-1712, R2010-1406, R2011-0899, R2011-2008, and R2014-1981) and extension options (R98-1943, R2000-2058, R2002-176, R2005-992, R2006-1916 and R2009-1515). In June 2007, C&D Development sold the property to Aspen Skees Road, LLC. In December 2013, Aspen Skees Road sold the property to 1426-1486 Skees Road Holdings, LLC, who then sold it to GC Skees Industrial, LLC, the current landlord/lessor in July 2014. The County does not have any County-owned space available to suit the specialized duties performed by PBSO at this site. Exercising this first option will extend the term of the Lease Agreement for one (1) year until December 31, 2018 and increase rent to \$72,540, annually. Florida Statutes Section 286.23 requires that a Disclosure of Beneficial Interests be obtained when a property held in a representative capacity is leased to the County. In 2014, GC Skees Industrial, LLC, a Florida limited liability company, provided the Disclosure of Beneficial Interests listed as Attachment #4 and has recently informed Staff that no changes have occurred as Anthony DeRosa, continues to have a 58.696% interest, Phyllis Sah McHenry’s IRA and ROTH accounts continue to have a 13.043% interest and a 6.522% interest, respectively, and Dilea S. Wang, continues to have a 13.043% interest.

**Attachments:**

1. Location Map
2. Option to Extend Letter
3. Budget Availability Statement
4. Disclosure of Beneficial Interests

---

**Recommended By:**       7/15/17  
**Department Director**      **Date**

**Approved By:**       8-2-17  
**County Administrator**      **Date**

---

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	\$-0-	\$54,405	\$18,135	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$-0-</u>	<u>\$54,405</u>	<u>\$18,135</u>	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in <sup>Proposed</sup> Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund 0001 Dept 164 Unit 1604 Object 4410  
 Program \_\_\_\_\_

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

The above figures represent the rent for FY2018.

Fixed Asset Number \_\_\_\_\_

C. Departmental Fiscal Review: Kayla Spiker 7/20/17

**III. REVIEW COMMENTS**

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

[Signature] 7/25/17  
 OFMB 8/7/24 7/26/17

[Signature] for [Signature] Jacobowitz  
 Contract Development and Control  
 8/11/17

**B. Legal Sufficiency:**

[Signature] 8/11/17  
 Assistant County Attorney

**C. Other Department Review:**

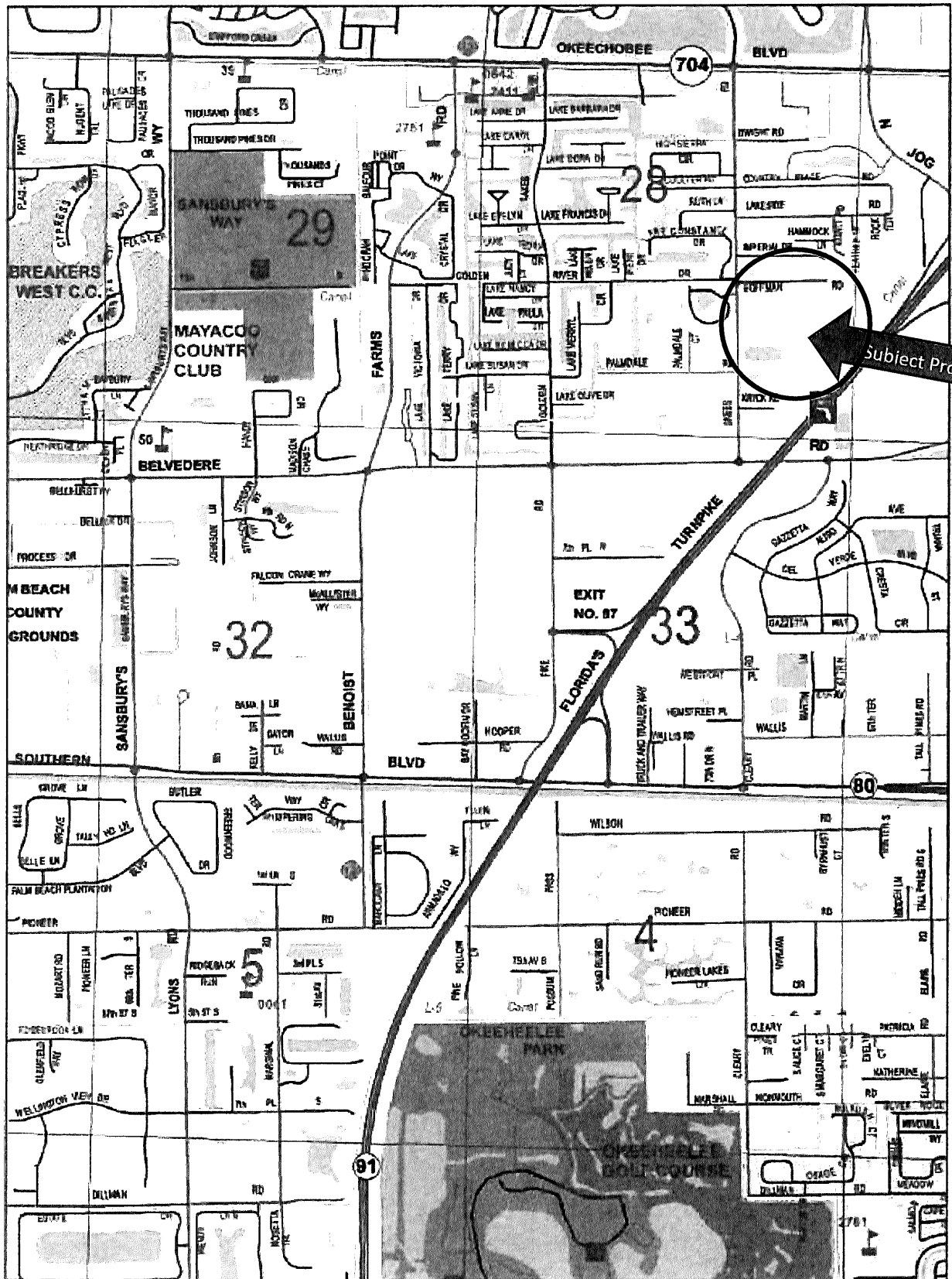
\_\_\_\_\_  
 Department Director

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

TWP 43

TWP 43

TWP 44



19

20

21

RNG 42

See pg 78

RNG 42



LOCATION MAP

Attachment #1

1 pg

Attachment #2

Option to Extend Letter

1 p9



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7013 2630 0000 6412 5970 /

August 15, 2017

**Facilities Development & Operations Department**

**Property & Real Estate Management Division**

2633 Vista Parkway  
West Palm Beach, FL 33411  
Telephone - (561) 233-0217  
Facsimile (561) 233-0210  
www.pbcgov.com/fdo

**Palm Beach County Board of County Commissioners**

Paulette Burdick, Mayor  
Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

Henry Rosales, Property Manager  
GC Skees Industrial, LLC  
9600 NW 25<sup>th</sup> Street, Suite 2A  
Doral, FL 33172

Re: Exercise of Option to Extend Lease Agreement (R97-2126D) dated December 16, 1997, as amended

Dear Mr. Rosales:

Pursuant to the provisions of Section 1.03 of the above referenced Lease Agreement, Palm Beach County, on behalf of the Palm Beach County's Sheriff's Office, as Lessee, is hereby exercising its option to extend the term of said Lease Agreement for an additional period of one (1) year from January 1, 2018, through December 31, 2018.

Sincerely,

ATTEST:

SHARON R. BOCK,  
CLERK & COMPTROLLER

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

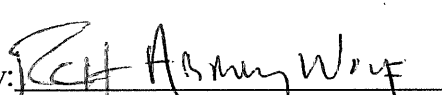
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By:   
Assistant County Attorney

By:   
Audrey Wolf, Director  
Facilities Development & Operations

# BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 07/03/17

REQUESTED BY: Della M. Lowery

PHONE: 233-0239

FAX: 233-0210

PROJECT TITLE: PBSO Auto Theft Task Force Amendment #7 (Option 1 of 2)

PROJECT NO.: 2017-5.015

Fiscal Years	2017	2018	2019	2020	2021
<b>Capital Expenditures</b>	_____	_____	_____	_____	_____
<b>Operating Costs</b>	<u>-0-</u>	<u>\$54,405</u>	<u>\$18,135</u>	<u>-0-</u>	<u>-0-</u>
<b>External Revenues</b>	_____	_____	_____	_____	_____
<b>Program Income (County)</b>	_____	_____	_____	_____	_____
<b>In-Kind Match (County)</b>	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>-0-</u>	<u>\$54,405</u>	<u>\$18,135</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

*\*\* 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**

FUND: 0001

DEPT: 164

UNIT: 1604

OBJ: 4410

SUB OBJ: n/a

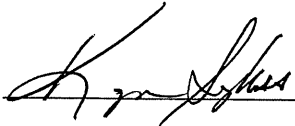
IS ITEM INCLUDED IN CURRENT BUDGET: YES  NO

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

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

**SUBJECT TO IG FEE?**  YES  NO

Department: FD&O for PBSO

BAS APPROVED BY:  DATE: 7/3/17

ENCUMBRANCE NUMBER:

*Attachment 3  
1 pg*

## Attachment #4

Disclosure of Beneficial Interests

3 pgs

LANDLORD'S DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY  
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF ~~PALM BEACH~~ MIAMI DADE

BEFORE ME, the undersigned authority, this day personally appeared, Anthony De Rosa, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager (position - i.e. president, partner, trustee) of GC Skees Industrial (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Landlord") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 9600 NW 25 St. Ste 2A  
Doral, FL 33172

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Landlord and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its lease of the Property.

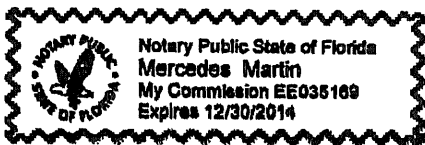
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Anthony De Rosa, Affiant  
Print Affiant Name: Anthony De Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3rd day of November, 2014, by Anthony De Rosa [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



Mercedes Martin  
Notary Public  
Mercedes Martin  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 12/30/2014



EXHIBIT "A"  
PROPERTY

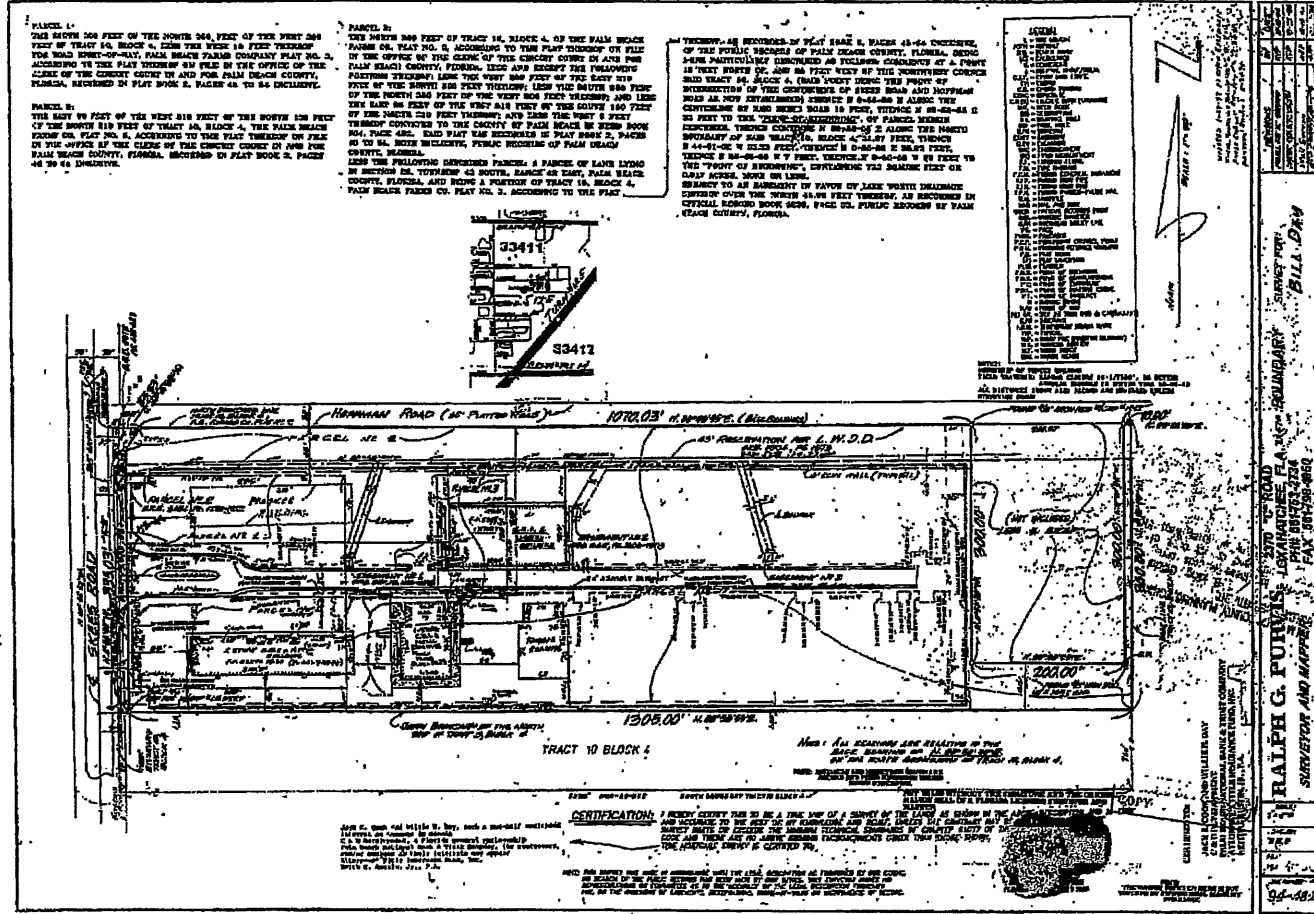


Exhibit "A" Property known as Parcel Control Number 00-42-43-27-05-004-0101.

EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS IN PROPERTY

Landlord is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Landlord must identify individual owners. If, by way of example, Landlord is wholly or partially owned by another entity, such as a corporation, Landlord must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST
Anthony	9600 NW 25 St. 2A	58.696%
DeLass	Doral, FL 33172	
* Phyllis Sah		
McHenry IRA	3471 Main Highway 3203 Coconut Grove, FL 33133	13.043%
* Phyllis Sah		
McHenry Roth	3471 Main Highway 3203 Coconut Grove, FL 33133	6.522%
Pilea S		
Wang	7365 Main St #106 Stratford, CT 06614	13.043%
* Phyllis Sah McHenry is the 100% owner of her IRA and Roth.		
The remaining interests are less than 5%.		