

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

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Meeting Date:	November 21, 2017	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Regular
		<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Public Hearing
Department:	Palm Tran				

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) the first Amendment to Agreement R2009-0958 with the Village of Wellington reducing the number of dedicated commuter parking spaces at the Wellington Park-and-Ride lot; and
- B) the Reimbursement Agreement to Joint Participation Agreement R2008-2248 with Florida Department of Transportation providing funding for design and construction of the Wellington Park-and-Ride lot.

Summary: On June 2, 2009, the Board of County Commissioners (BCC) approved an Agreement (R2009-0958) with the Village of Wellington (Village) for sufficient property to support 138 parking spaces for use as a Park-and-Ride lot (Facility) for an initial term of ten (10) years with two (2) additional automatic five (5) year extension periods. Design and construction of the Facility were funded through a Joint Participation Agreement (JPA) with the Florida Department of Transportation (FDOT) approved by the BCC (R2008-2248) on December 2, 2008. Together, the Amendment and Reimbursement Agreement reduce the total number of dedicated parking spaces to 48, extends the Agreement for the County's use of the Facility in perpetuity, and provides a mechanism for reimbursement to FDOT for a portion of the funds paid to the County for the design and construction of the Facility. District 6 (DR/HF)

Background and Justification: In 2009, the Village made available two (2) acres of Village property for a 138 space Park-and-Ride lot at no cost to the County. Since its construction, Palm Tran has operated two (2) routes (Route 40 and 52) that provide service to the Facility approximately 50 times each weekday. Ridership on both routes has remained consistent, but use of the Facility has been extraordinarily low for the intended use by commuters who are able to leave their vehicles and transfer to the bus system (continued on page 3).

Attachments:

- 1. First Amendment to Interlocal Agreement
- 2. R2009-0958 Village of Wellington Interlocal Agreement
- 3. Reimbursement Agreement
- 4. R2008-2248 Joint Participation Agreement with FDOT
- 5. Letter from the Village of Wellington
- 6. Letter from Starwood Retail Partners

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Recommended By:		<u>11/2/17</u>
	Executive Director	Date

Approved By:		<u>11/20/17</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income(County)					
In-Kind Match(County					
NET FISCAL IMPACT					
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE					

Is Item Included in Current Budget? Yes No X
Does this item include the use of federal funds? Yes No X

Budget Account No:
Fund Agency Organization Object

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

The balance sheet will be adjusted to reflect the adjusted value of the asset.

C. Departmental Fiscal Review: Michael Williams 11/7/17
Michael Williams, Finance Manager

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Julia M. 11/15/17 Dr. S. Jacobson 11/16/17
OFMB Contract Dev. & Control

B. Legal Sufficiency

11/17/17
Assistant County Attorney

C. Other Department Review

Department Director

(Background and Justification continued from page 1)

The Village is working with the owner of the adjacent property where a hotel will be constructed; additional parking is required for use by the hotel. The Village has requested, with both Palm Tran and FDOT concurrence, that 90 surplus parking spaces be returned to the Village; the remaining 48 parking spaces will be available to the County for the intended use in perpetuity. The Village will reimburse FDOT for their remaining interest in the project as described in the JPA.

Palm Tran also operates six (6) routes (Route 40, 43, 46, 52, and 62) that provide service to the Wellington Mall at an adjacent three (3) bay transfer station. In addition to retaining use of the 48 Facility, the County has also requested that future redevelopment efforts of the adjacent Mall property also include expansion of the transfer station to include both additional bus bays and dedicated parking spaces for commuters. Letters of a good-faith commitment to accommodate this request from both the Village and Wellington Mall owner, Starwood Capital Group, are included as attachment #5 and attachment #6, respectively.