

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

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<b>Meeting Date:</b> August 14, 2018	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>	
	<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Public Hearing</b>	

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**Department:** Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:** a notice of exercise of the second of two one (1) year extension option under the Lease Agreement (R2013-0404) with Alzheimer's Community Care, Inc. (ACC), a Florida for profit corporation, for 1,080 square feet of space located at the Mid-County Senior Service Center (Senior Center) at 3680 Lake Worth Road, at an annual rent of \$13,332.

**Summary:** On April 2, 2013, the Board approved a Lease Agreement with ACC for the provision of an adult day care dementia specific unit, in partnership with the Division of Senior Services (DOSS). On April 21, 2015, the Board approved a Restated and Amended Lease (Restated Lease) (R2015-0479) extending the term to September 30, 2017, increasing the annual rent, expanding the days of authorized use from County business days to include mutually agreed weekday holidays, and authorizing the ACC staff to remain at the Senior Center past County business hours. On August 15, 2017, the first of two (2) one-year options was exercised (R2017-1037) and extended the term to September 30, 2018. Exercising this second of two (2) one-year option extends the term to September 30, 2019. After this extension, there remains no extension options available to ACC. The annual rental rate is \$13,332 and is without annual increases. Pursuant to the Restated Lease, ACC has the right to exercise its option and the Board has no discretionary authority to deny the exercise of the option. DOSS supports this extension and will continue to have administrative responsibility for this Lease Agreement. **(PREM) District 3 (HJF)**

**Background and Justification:** On April 2, 2013, the Board approved a Lease Agreement with ACC for the provision of an adult day care dementia specific unit, in partnership with DOSS at the Senior Center for two (2) years with two (2) one-year options. On April 21, 2015, the Board approved a Restated Lease which extended the term to September 30, 2017, provided for two (2) one-year options for renewal, increased the annual rent from \$13,200 to \$13,332, expanded the days of authorized use to include Martin Luther King, Jr. Day, President's Day, Columbus Day, Veteran's Day, Christmas Eve, and other mutually agreed weekday holidays, and authorized ACC staff to remain at the Senior Center past County business hours until such time as all ACC patients have been transported from the Senior Center for the evening. On August 15, 2017, the first of two (2) one-year options was exercised extending the term to September 30, 2018. During this second and final option term extension, Staff will explore the potential of entering into an amendment with ACC to add additional extension options. A Disclosure of Beneficial Interests was not obtained since ACC is a not for profit corporation wherein no one individual owns five percent (5%) or more of the corporation.

**Attachments:**

1. Location Map
2. ACC extension option request letter dated April 25, 2018
3. Budget Availability Statement

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<b>Recommended By:</b>	 <b>Department Director</b>	<b>8-9-18</b> <b>Date</b>	
<b>Approved By:</b>	 <b>County Administrator</b>	<b>8/10/18</b> <b>Date</b>	

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues	\$-0-	(\$13,332)	\$-0-	\$-0-	\$-0-
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					
# ADDITIONAL FTE					
POSITIONS (Cumulative)					


**Is Item Included in Current Budget:** Yes   X   No       

Does this item include the use of federal funds? Yes \_\_\_\_\_ No X

Budget Account No: Fund 1006 Dept 144 Unit 1457 Object \_\_\_\_\_  
Program Code 3B04 Revenue Source 6201

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

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

C. Departmental Fiscal Review: 

### III. REVIEW COMMENTS

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

Susan Ponz 7/25/18  
 OFMB <sup>RB</sup> 7/24 <sup>RD</sup> 7/24 MK 8/7/24  
 7/24

Don J. Lumbard 8/9/18  
Contract Development and Control  
8/2/18 *DL*

### B. Legal Sufficiency:

James Brube 8/4/18  
Assistant County Attorney  
for Howard Talcom

### C. Other Department Review:

Department Director

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



LOCATION MAP



Established in 1996



ALZHEIMER'S  
COMMUNITY  
CARE®

Serving You Since 1996

Serving  
Palm Beach, Martin  
and St. Lucie Counties

Principal Office  
800 Northpoint Parkway  
Suite 101-B  
West Palm Beach  
Florida 33407  
Tel: (561) 683-2700  
Fax: (561) 683-7600

www.alzcare.org  
Alzheimer's 24-Hour  
Crisis Line  
1-800-394-1771

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Mary M. Barnes

Chief Operating Officer  
Kris Riedell, MBA



A United Way Member Agency

Soci

April 25, 2018

Palm Beach County  
Board of County Commissioners  
Property & Real Estate Management  
Attn: Ross Hering, Director  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

Re: Reinstated and amended Lease Agreement (R2016 1575)  
Dated November 1, 2016 between Palm Beach County as "County"  
and Alzheimer's Community Care as "Tenant"

Dear Mr. Hering:

Pursuant to and in conjunction with the above referenced Lease, more specifically, **Section 1.06 Option to Renew** of same, please accept this letter as our notice to exercise our right and option to renew the term of this Lease from September 30, 2018 through September 29, 2019. This option to renew is the second of two, one-year options being exercised.

Respectfully,

Mary M. Barnes

President and CEO  
Enclosure

cc: Richard C. Bogatin, Property Specialist  
Faith Manfra, Director  
Kris Riedell, COO

Attachment #2  
1 pg

Sponsored by the State of Florida, Department of Elder Affairs and Area Agency on Aging Palm Beach/Treasure Coast, Inc.

# BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 6/5/2018

REQUESTED BY: Richard C. Bogatin  
Property Spec./PREM

PHONE: 233-0214  
FAX: 233-0210

PROJECT TITLE: Alzheimer's Community Care, Inc., Lease Option 2 of 2  
Agreement at Mid-County Senior Center

PROJECT NO.: 2018-5.008

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<u>\$-0-</u>	<u>(\$13,332)</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>\$-0-</u></u>	<u><u>(\$13,332)</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>
# 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

FUND: 1006 DEPT: 144 UNIT: 1457 OBJ: \_\_\_\_\_  
Program Period: \_\_\_\_\_ Program Code: 3B04 Revenue Source: 6201 SUB OBJ: \_\_\_\_\_

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: \_\_\_\_\_)  
☐ Grant (source/type: \_\_\_\_\_)  
☐ Park Improvement Fund (source/type: \_\_\_\_\_)  
☐ General Fund ☐ Operating Budget ☐ Federal/Davis Bacon  
☒ ACC – Rental of Building ☐ \_\_\_\_\_ ☐ \_\_\_\_\_

SUBJECT TO IG FEE? ☐ YES ☒ NO

Department: Community Services

BAS APPROVED BY: 

DATE: 6/5/18

ENCUMBRANCE NUMBER: