Agenda Item #: 3H-3

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date:	February 5, 2019	[X] Consent [] Ordinance	[] Regular [] Public Hearing	
Department:	Facilities Developmer	it & Operations		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: exercise of the second option to extend the term of the Lease Agreement (R2007-0395) dated March 13, 2007, with Tallman, LLC for the continued use of 4,990 SF of indoor secured vehicle storage space for the Palm Beach County Sheriff's Office at an Annual Rent of \$84,000 for the period of March 29, 2019, through March 28, 2020.

Summary: Since March 29, 2007, the County has leased approximately 4,990 SF of indoor storage and 6,000 SF of paved outdoor storage within the Murphy/Sister's Towing Complex located at 6907 Southern Boulevard in unincorporated Palm Beach County for the operation of both indoor and outdoor secured vehicle storage for PBSO. On March 12, 2013 (R-2013-0271), the Board approved the Fourth Amendment to Lease Agreement which deleted the 6,000 SF outdoor storage area and extended the term of the Lease Agreement to March 28, 2018, with two (2) extension options. Exercise of this second and final option will extend the term of the Lease Agreement for one (1) year from March 29, 2019, through March 28, 2020. The Annual Rent will remain at \$84,000 (\$7,000/monthly). PREM will continue to have administrative responsibility for this Agreement. (**PREM**) **District 2** (**HJF**)

Background and Justification: Exercising this second option will extend the term of the Lease Agreement for one (1) year until March 28, 2020, and will provide for the continuation of PBSO's use of the facility. PBSO has relocated its outdoor vehicle storage to the Stockade on Fairgrounds Road and construction of a new permanent vehicle storage facility on Gun Club Road is expected to be completed in May 2020. Staff will monitor the completion schedule for the construction of the new vehicle storage facility and, if necessary, amend the Lease Agreement to extend the term in order for PBSO to continue to use the facility at the Murphy/Sister's Towing Complex until construction is completed. 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. Tallman, LLC, a Florida limited liability company, provided the Disclosure of Beneficial Interests attached hereto as Attachment No. 4. The disclosure identifies Eleanor Jones, Leilani Brochard and Maureen M. Day as each owning 24.9075% ownership interest, Harold G. Murphy Jr. as having a 0.46% ownership interest and Hasting 4 Murphy 2006 Trust, owned 100% by Harold Murphy, as having a 24.8175% ownership interest.

Attachments:

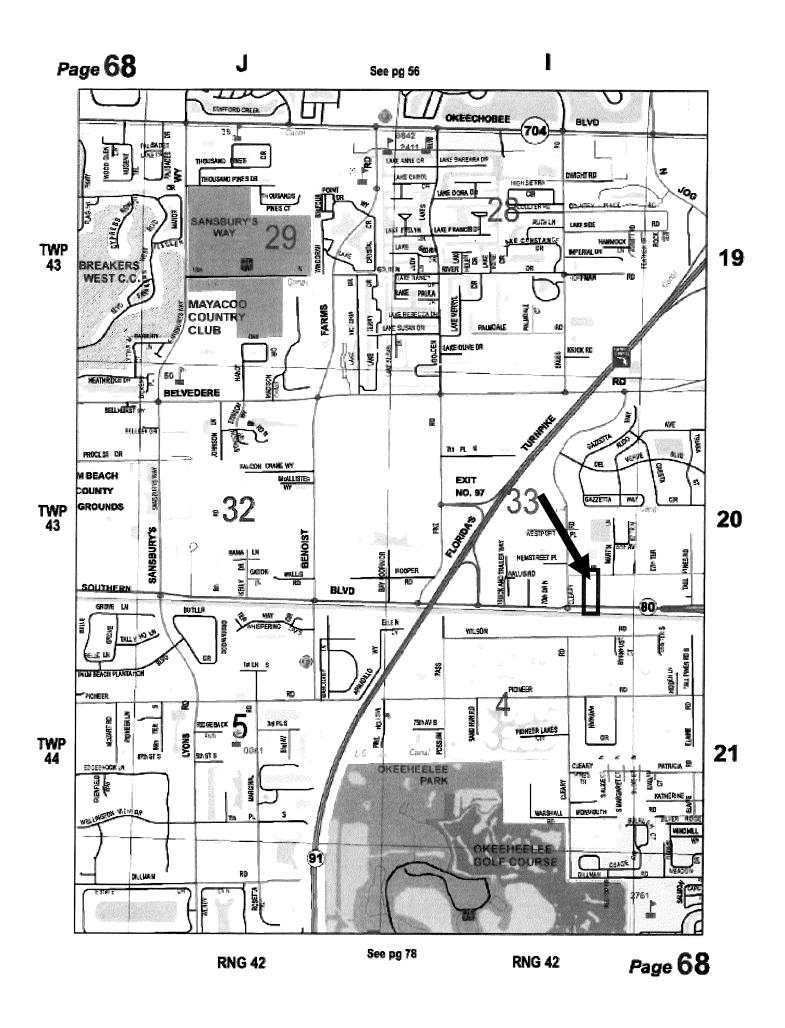
- 1. Location Map
- 2. Option to Extend Letter
- 3. Budget Availability Statement
- 4. Disclosure of Beneficial Interests

Recommended By:	Anny Work	19/19	
	Department Director	Date '	
Approved By:	Moker	1/27/19	
	County Administrator	Date	

II. FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact: A. **Fiscal Years** 2019 2020 2021 2022 2023 **Capital Expenditures Operating Costs** \$42,677 \$41,323 **External Revenues Program Income (County) In-Kind Match (County NET FISCAL IMPACT** \$42,677 <u>\$41,323</u> # ADDITIONAL FTE **POSITIONS (Cumulative)** Is Item Included in Current Budget: Yes No ____ \mathbf{X} Does this item include the use of federal funds? Yes No X Budget Account No: Fund Dept 164 Unit 1604 Object <u>4410</u> Program В. Recommended Sources of Funds/Summary of Fiscal Impact: **Fixed Asset Number** C. **Departmental Fiscal Review:** III. REVIEW COMMENTS **OFMB Fiscal and/or Contract Development Comments:** A. B. Legal Sufficiency: C. **Other Department Review:** Department Director

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





LOCATION MAP

Attachment #1



CERTIFIED MAIL RETURN RECEIPT REQUESTED 7016 2140 0000 5287 7392

February 5, 2019

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

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" Tallman, LLC

Attn: Harold G. Murphy 6907 Southern Boulevard

West Palm Beach, Florida 33413-1629

dated March 13, 2007, as amended,

Re:

Dear Mr. Murphy:

Pursuant to the provisions of Section 1.04 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 second option to extend the term of said Lease Agreement for an additional period of one (1) year effective March 29, 2019, through March 28, 2020.

Exercise of Second Option to Extend Lease Agreement (R2007-0395)

Sincerely,

ATTEST:

SHARON R. BOCK, CLERK & COMPTROLLER

PALM BEACH COUNTY, a political subdivision of the State of

Florida

By:_____

Deputy Clerk

By:_____ Mack Bernard, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

Assistant County Attorney

Audrey Wolf, Director

Facilities Development & Operations

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 11/30/18	REQUESTED BY: Della M. Lowery Property Specialist, PREM		PHONE: 233-0239 FAX: 233-0210		
PROJECT TITLE: PBSO Impound Lo	t Amendment F	our Option 2 of	2	PROJECT NO.:	2018-5-022
Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$42,677	\$41,32 3			
External Revenues					<u> </u>
Program Income (County)			-		
In-Kind Match (County	-				
NET FISCAL IMPACT	\$42 677	¢41 222			
WEI PISCAL IVII ACT	<u>\$42,677</u>	<u>\$41,323</u>			
# ADDITIONAL FTE					
POSITIONS (Cumulative)					
** By signing this BAS your department BAS by FD&O. Unless there is a chang BUDGET ACCOUNT NUMBER FUND: 0001 DEPT: 164 IS ITEM INCLUDED IN CURRENT	e in the scope of UNIT: 1604	f work, no additi OBJ:	onal staff charges 4410	e charged upon r will be billed. SUB OBJ:	eceipt of this
IDENTIFY FUNDING SOURCE FOR	R EACH ACC	OUNT: (check <u>a</u>	<u>ll</u> that apply)		
Ad Valorem (source/type:)	
☐ Non-Ad Valorem (source/type:				ý	
☐ Park Improvement Fund (source/type:))	
☐ General Fund	☐ Operating	Budget	☐ Fede	ral/Davis Bacon	
SUBJECT TO IG FEE?	YES		70		
Department: FD&O					
BAS APPROVED BY:	n Sto		TA ATTO	11/20/10	
//	-//	The second secon	DATE:_	11/20/18	
ENCUMBRANCE NUMBER:			-		

G:\PREM\PM\Out Lease\PBSO Impound Lot\Amend 4 Option 2 of 2\BAS.doc

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

BEFORE ME, the undersigned authority, thi	s day personally appeared,			
Maureen M'Day, hereinafter refe first duly sworn, under oath, deposes and states as f	rred to as "Affiant", who being by me ollows:			
entity is the owner of the real property legally desc. "Property").	ribed on the attached Exhibit "A" (the			
2. Affiant's address is: 354 West Palm	studed Cir W.			
- Vulest Palm	Beach FL 33411			
3. Attached hereto, and made a part h listing of the names and addresses of every person of greater beneficial interest in the Landlord and the p or entity.	hereof, as Exhibit "B" is a complete or entity having a five percent (5%) or ercentage interest of each such person			
4. Affiant acknowledges that this Affid Statutes 286.23, and will be relied upon by Palr Property.	avit is given to comply with Florida m Beach County in its lease of the			
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 dex Affidavit and to the best of Affiant's knowledge complete.	clares that Affiant has examined this e and belief it is true, correct, and			
FURTHER AFFIANT SAYETH NAUGHT.				
Sause - lel				
Print Affiant Name: Mauren M Day				
The foregoing instrument was sworn to, subscribed a day of OCTOOC 2018 b who is personally k produced as identification a	and acknowledged before me this 1976 oy MAUREN Day known to me or [] who has and who did take an oath			
LESLEY A PUZA Commission # GG 209198 Expires June 30, 2022 Bonded Thru Budget Notary Sendoes	Notary Public (Print Notary Name) NOTARY PUBLIC State of Florida at Large My Commission Expires:			
\\(IFDO-FS\common\PREM\PM\Out Lease\PBSO Impound Lot\Amendment 3\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ше.001.дос			

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION (As furnished by client)

THE EAST HALF (E 1/2) OF TRACT 70, BLOCK 5, PALM BEACH FARMS CO., PLAT NO. 3, 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 2, PAGE 45 TO 64, INCLUSIVE, LESS THE NORTHERLY 15 FRET THEREOF, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 70; THENCE NO1"22"25"W, ALONG THE EAST LINE OF SAID TRACT 70, A DISTANCE OF 69.13 FEET TO A POINT; THENCE NB8"28"03"W, A DISTANCE OF 330.48 FEET TO A POINT; THENCE B01"00"12"E, A DISTANCE OF 73.63 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 70; THENCE NB9"01"07"E, A DISTANCE OF 330:21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT CONTAINS 198,871.6-SQUARE FEET, MORE OR LESS AND 4.38 ACRES, MORE OR LESS

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	
Eleanor J	lones 8658 Thousa	nd Pines Drups	_ <u>24</u> .90752
Leilani B	rochard 4710 Hunting	1 1 0 1	
Maureen 1	M Day 354 Westuro	DOCIEW, 24.	9075 %
Harold Gl	Murphy Jr. 13045 Co.	noton Rol Lox.	.46.%
Hastings 4	m'	rust	
	13245 Compton Ro	Loxohatchee 24	1.8175%
	Harold Murphy	100%	-
	OWNER OF Trus	st	
			_
			_
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