

**Charlotte County Board Of County Commissioners
Agenda Item Summary**

Item Number: L- 3

1 DEPARTMENT MAKING REQUEST

Human Services

2 MEETING DATE

7/22/2014 9:00:00 AM

3 REQUESTED MOTION/ACTION

Resolution 2007-141 previously gave the County Administrator authorization to acknowledge lease renewal requests and termination notices in writing on behalf of Charlotte County regarding the Family Services Center. An additional Resolution authorizing the County Administrator to also acknowledge in writing lease amendments and novation changes as to the Family Services Center on behalf of the Board of County Commissioners is now being submitted for approval.

4 AGENDA

Consent

5 IS THIS ITEM BUDGETED (IF APPLICABLE) - Yes

Budget Action
No action needed.

Financial Impact Summary Statement
No additional impact.

Detailed Analysis Attached - No

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

Allowing the County Administrator to acknowledge and execute the additional described general alterations to lease agreements at the Family Services Center as they become necessary will streamline the amendment process and alleviate the amount of time spent by the Board, Chairman and County staff to obtain the required signatures and attestations on said amendments.

ATTACHMENTS:

Name:	Description:	Type:
<input type="checkbox"/> Resolution2.doc	Resolution	Cover Memo
<input type="checkbox"/> Res_2007-141.pdf	Exhibit "A" Resolution 2007-141	Cover Memo

R E S O L U T I O N
NUMBER 2014 - _____

A RESOLUTION AUTHORIZING THE CHARLOTTE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO ACKNOWLEDGE IN WRITING, LEASE AMENDMENTS AND NOVATION CHANGES AS TO THE FAMILY SERVICES CENTER.

RECITALS

WHEREAS, Section 125.38, Florida Statutes, permits counties to lease county owned property to not-for-profit organizations which are organized for the purposes of promoting public or community interest and welfare; and

WHEREAS, Charlotte County has leased such property to community non-profit agencies at the Charlotte County Family Services Center; and

WHEREAS, in Resolution No. 2007-141, the Board of County Commissioners of Charlotte County authorized the County Administrator or his designee to acknowledge automatic lease renewal requests and termination notices in writing on behalf of Charlotte County regarding the Family Services Center (see the attached Exhibit "A" hereto).

WHEREAS, such existing leases also periodically require or request Charlotte County to acknowledge and enter into lease amendments and novation changes in writing, but do not specify the procedure by which the County shall acknowledge such issues.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The Board of County Commissioners of Charlotte County (the "Board") hereby directs that the County Administrator or his designee be also authorized to acknowledge, enter into and execute lease amendments and novation changes in writing on behalf of Charlotte County regarding the Family Services Center, and that all present and future leases regarding the Family Services Center enumerate this directive.

PASSED AND DULY ADOPTED this _____ day of July, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Kenneth W. Doherty, Chairman

ATTEST:
Barbara T. Scott, Clerk of Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2014-2930 _____

RESOLUTION
NUMBER 2007 - 141

A RESOLUTION AUTHORIZING THE CHARLOTTE COUNTY ADMINISTRATOR OR HIS DESIGNEE, TO ACKNOWLEDGE IN WRITING RENEWALS AND TERMINATIONS PURSUANT TO FAMILY SERVICE CENTER LEASES AND INCREASING THE RENTAL RATE FOR ALL EXISTING AND FUTURE LEASES AT THE CHARLOTTE COUNTY FAMILY SERVICES CENTER.

RECITALS

WHEREAS, Section 125.38, Florida Statutes, permits counties to lease county owned property to not-for-profit organizations which are organized for the purposes of promoting public or community interest and welfare; and

WHEREAS, Charlotte County has leased such property to community non-profit agencies at the Charlotte County Family Services Center; and

WHEREAS, such existing leases require Charlotte County to acknowledge automatic lease renewal requests and termination notices in writing, but does not specify the procedure by which the County shall acknowledge such issues.

WHEREAS, due to recent tax reforms, Charlotte County has adopted revenue enhancement and cost savings strategies; and

WHEREAS, the current rental rate at the Charlotte County Family Service Center for such non-profit tenants is \$6-sq/ft.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The Board of County Commissioners of Charlotte County ("Board") hereby directs that the County Administrator or his designee, be authorized to acknowledge automatic lease renewal requests and termination notices in writing on behalf of Charlotte County regarding the Family Services Center, and that all future leases regarding the

Family Services Center enumerate this directive.

2. The Board hereby directs that the rental rate for tenants at the Charlotte County Family Service Center shall be \$8-sq/ft.

3. The Board hereby authorizes the County Administrator, or his designee, in coordination with the Office of the County Attorney, to take all such steps necessary to implement such rate change, including execution of amendments to any and all applicable leases.

PASSED AND DULY ADOPTED this 25 day of September, 2007.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Richard D. Loftus
Richard D. Loftus, Chair

ATTEST:
Barbara T. Scott, Clerk of Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By: Anne L. Bahler
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
JKS